

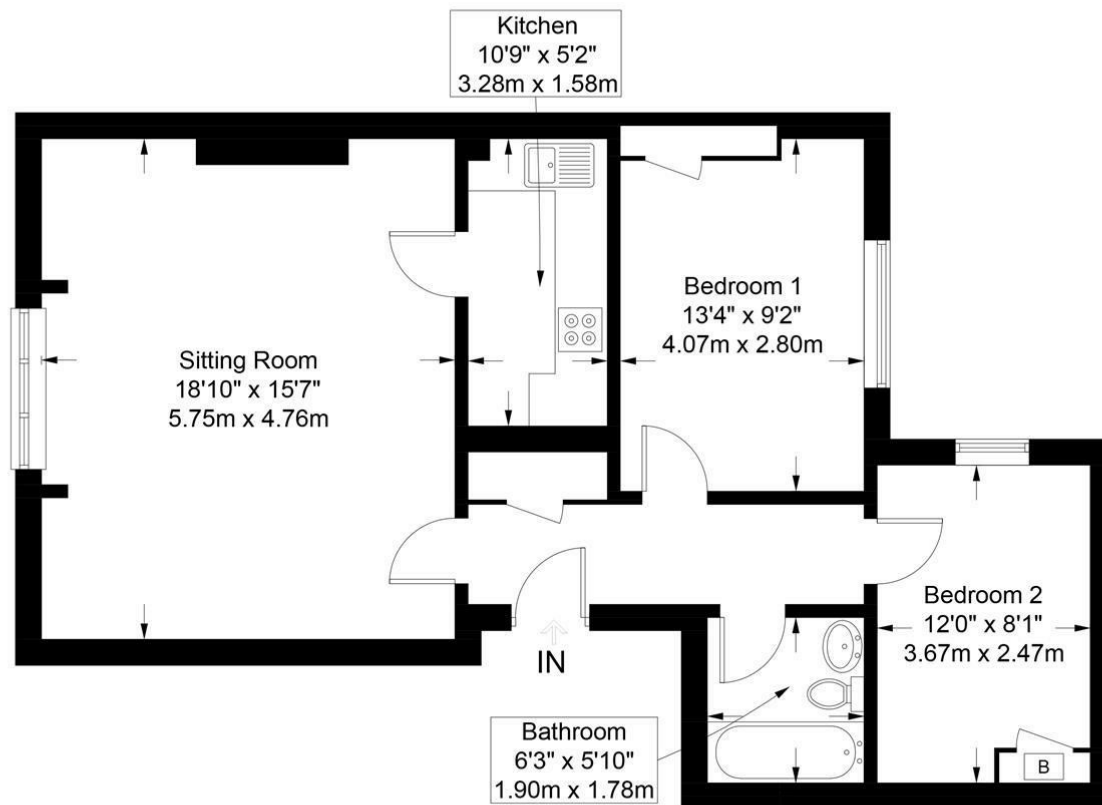
# 1 Elgar House

2 Pittville Crescent Cheltenham Gloucestershire GL52 2QZ

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**A NEWLY DECORATED RAISED GROUND FLOOR APARTMENT WITH NEW FLOORINGS SITUATED WITHIN THIS FANTASTIC LOCATION JUST MOMENTS FROM THE TOWN CENTRE.**



Approximate Gross Internal Area = 710 sq ft / 66.0 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.  
Please check all details before making any decisions reliant upon them.  
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**ACCOMMODATION:**  
Entrance hall  
Sitting room with tall ceilings  
Fitted kitchen  
Bathroom  
Two bedrooms

**PARKING:**  
Unallocated parking  
Permit parking - Cheltenham Pittville Zone 10

**ADDITIONAL:**  
Gas fired central heating  
Sash wooden windows  
Unfurnished

**INCLUDED:**  
Fridge freezer  
Oven  
Gas hob  
Dishwasher  
Washing machine

**TERM**  
No pets. No smokers. No sharers.

**VIEWING AND SHOWING TIMES:**  
Read Maurice show our rental property during weekdays only. No application may be made without a physical viewing of the property. For certain properties block viewings will be offered and you are advised to attend at the earliest opportunity if this property is of interest to you.

**GENERAL:**  
Mains services are believed to be connected.

**General**  
**Local Authority:**  
**Council Tax:** C  
**EPC:** Band D  
**Rating:** 64

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels they are chosen by the floor planner and may not have the deemed planning consent for such use.