



Malden Mews, Malden Road, Pittville, GL52 2BU

Guide Price £210,000





## Malden Mews, Malden Road

Pittville, GL52 2BU

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Grade II Listed Georgian Apartment
- Boiler and New Radiators Installed in 2023
- Less Than A Minute Walk From Pittville Park
- Spacious Double Bedroom With Built-In Storage
- Well-Presented Throughout With Character Features
- 101 Year Lease With Low Annual Charges





This beautifully presented first-floor apartment is set within an attractive Grade II listed Georgian building, offering a wonderful blend of character features and modern comforts. With generous proportions, high ceilings, and large sash windows, the property enjoys an abundance of natural light throughout, creating a bright and welcoming living space ideally suited to a range of buyers.

**Entrance Hall:** Accessed via well-maintained communal stairs, the apartment opens into a spacious entrance hall providing access to all principal rooms. There is a useful storage cupboard and separate boiler room, adding practicality to the space.

**Sitting/Dining Room:** A particularly impressive room, the sitting/dining area is positioned to the front of the property and showcases a beautiful curved bay, a classic Georgian feature that enhances both the sense of space and natural light. The large sash windows flood the room with light, while the generous proportions comfortably accommodate both living and dining furniture, creating a versatile and inviting environment.

**Kitchen:** The kitchen is accessed directly from the sitting/dining room and is fitted with a range of wall and base units with worktops over. There is space and plumbing for appliances, along with an integrated oven and hob. A large window allows for plenty of natural light, creating a bright and functional cooking space.

**Bedroom:** A well-proportioned double bedroom with a window overlooking the rear aspect. The room benefits from built-in wardrobe storage and offers ample space for additional furnishings, all complemented by a calm and neutral décor. From the window a private terrace is accessed offering decked flooring with a built in bench seat and white walls.

**Bathroom:** The bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin, and WC. Finished with tiled walls and flooring, the space is both practical and easy to maintain.

**Additional Details:**

Tenure: Leasehold

Lease Length: 101 years remaining

Ground Rent: £50 per annum

Maintenance Charge: £1,197 per annum

Council Tax Band: A

EPC Rating: D

Grade II Listed Building

This property benefits from a large loft space, ideal for storage. Easily accessible from the bathroom.

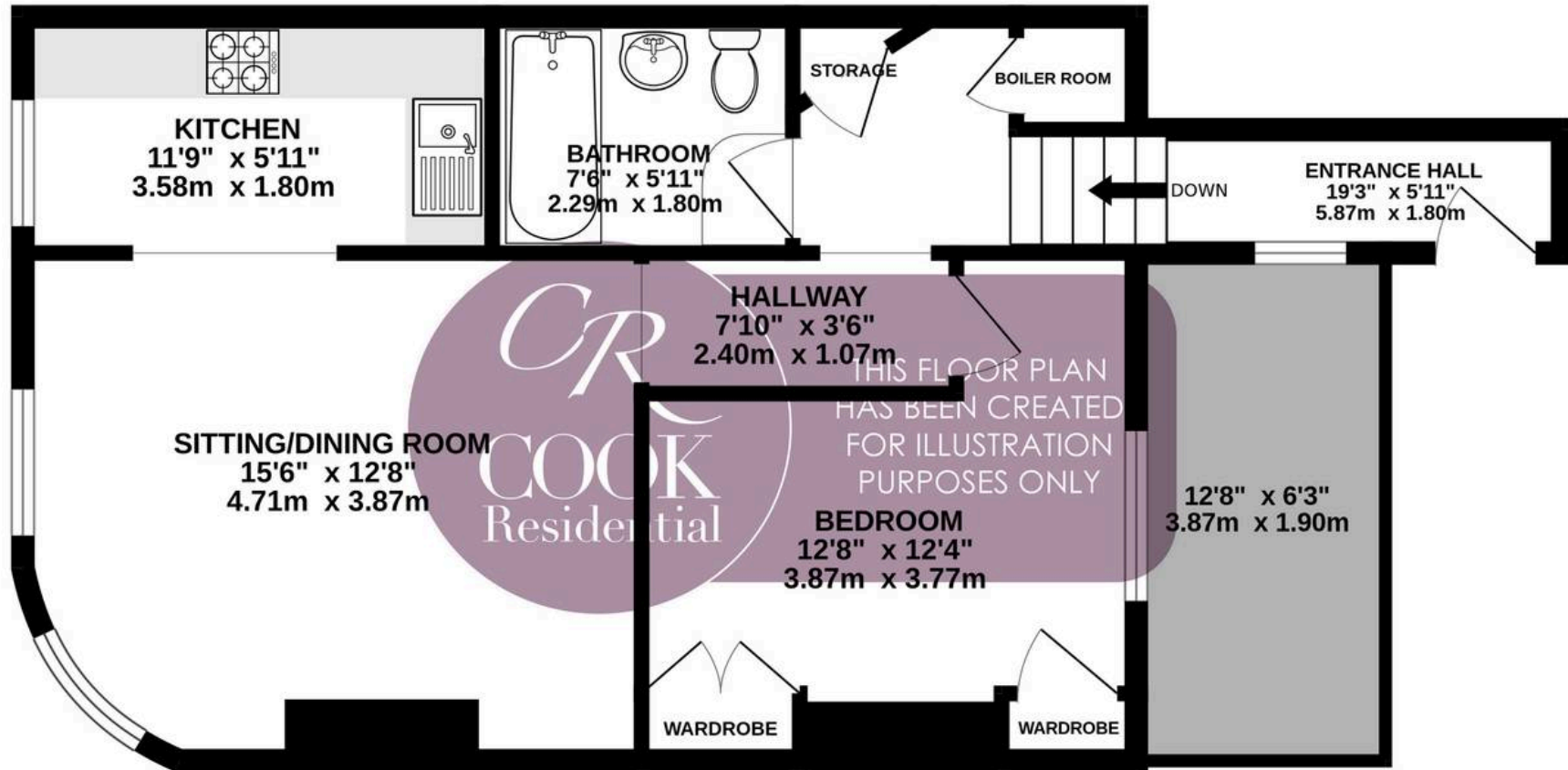
**Location:** Positioned within a desirable and central Cheltenham location, less than a minute walk from Pittville park. The property is ideally placed to enjoy the town's excellent range of amenities. Cheltenham is renowned for its Regency architecture, vibrant café culture, boutique shopping, and festivals, alongside excellent transport links and access to beautiful surrounding countryside.

**Disclaimer:** Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



# FIRST FLOOR

533 sq.ft. (49.5 sq.m.) approx.

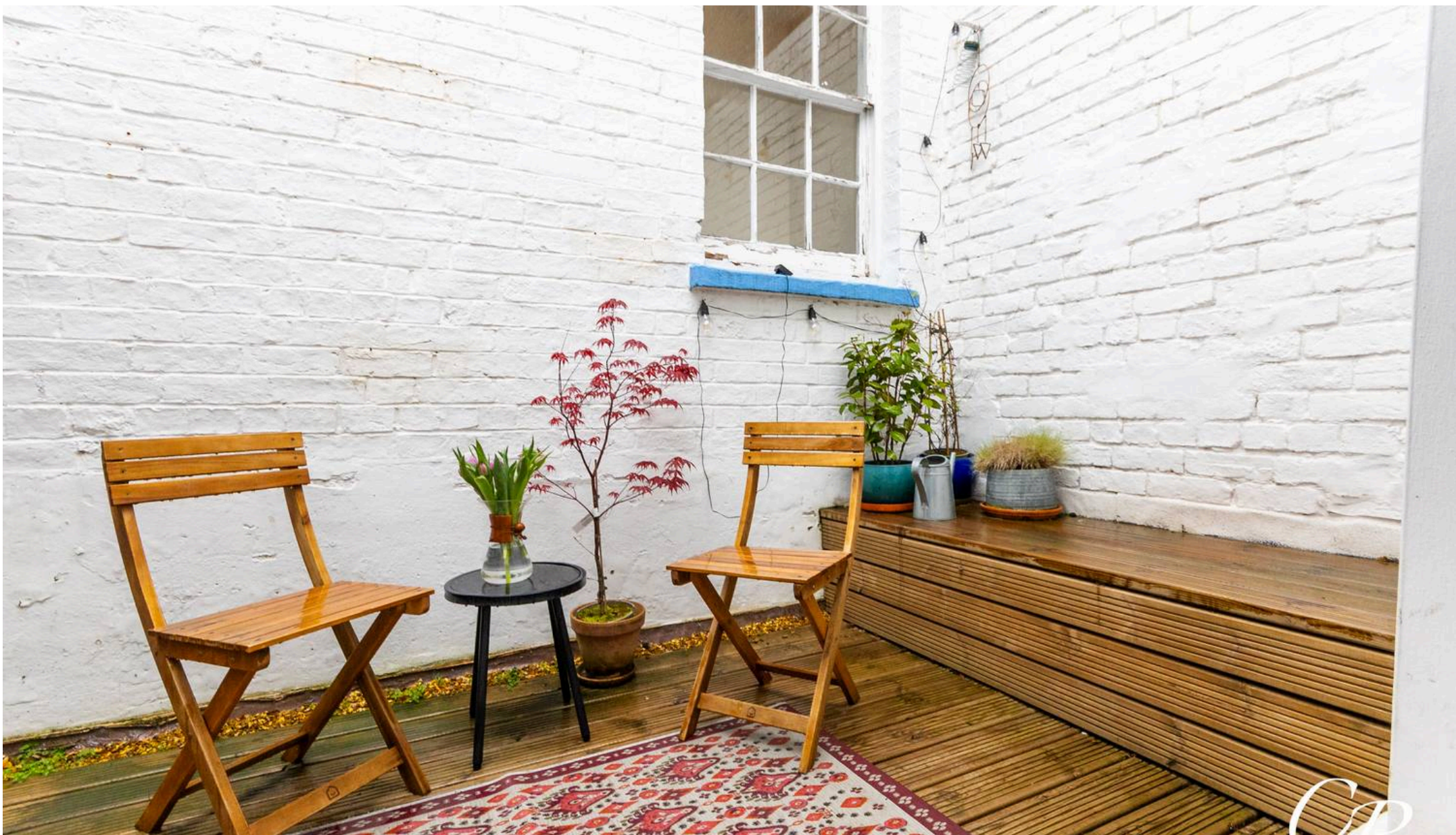


TOTAL FLOOR AREA : 533 sq.ft. (49.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Cook Residential

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