





# Flat 4, Burston House, Pittville Circus

£550,000

3 2 1





Set within the elegant and highly regarded Burston House, this beautifully presented first floor apartment occupies an enviable position on Pittville Circus — one of Cheltenham's most sought-after residential addresses. The building's striking architecture and well-kept communal areas immediately reflect its heritage status, while the apartment itself offers a rare combination of classical proportion and modern refinement.

The accommodation is light-filled and generously scaled throughout, enhanced by high ceilings, tall sash windows and a wealth of period features that have been carefully retained. The current owners have updated the property sympathetically, ensuring it remains both stylish and practical while preserving its original character.

A welcoming central hallway, complete with period detailing, provides access to all principal rooms. The sitting room is a superb reception space, featuring a beautiful fireplace, ornate cornicing and large sash windows that flood the room with natural light and offer pleasant views across Pittville Circus.

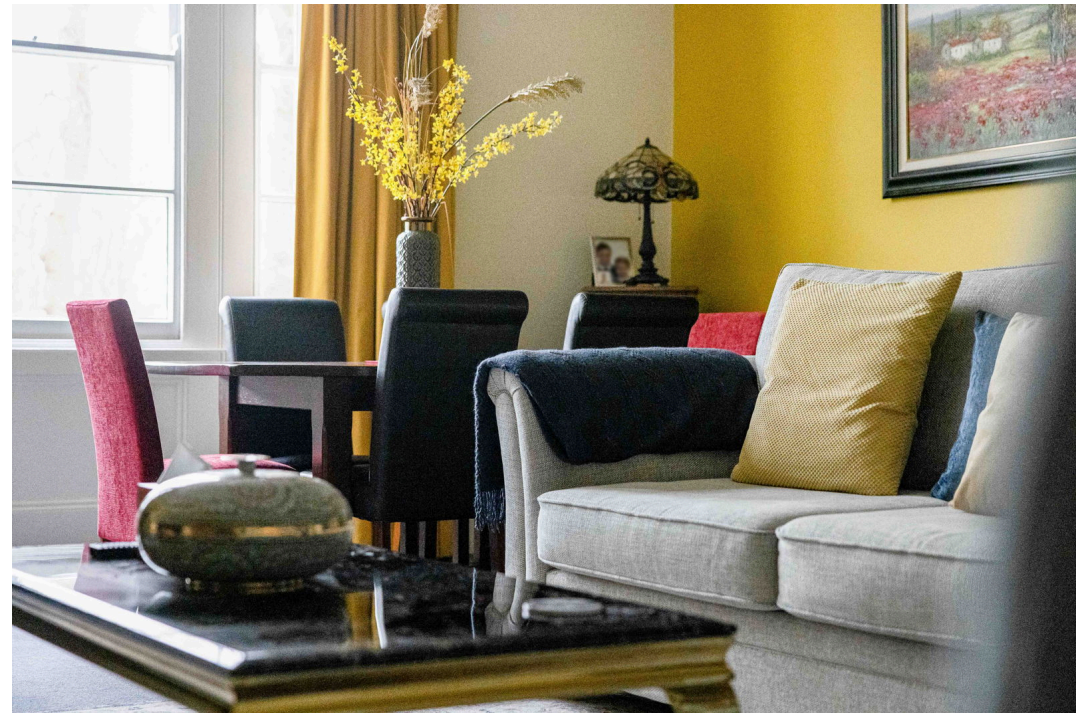
The kitchen/breakfast room has been thoughtfully arranged with contemporary units, integrated appliances and a breakfast bar, creating a practical yet sociable space. The principal bedroom is particularly impressive in scale and presentation, enhanced by an elegant bay window overlooking the communal gardens, high ceilings and a calm, refined atmosphere. This room further benefits from a well-appointed en suite bathroom fitted with both a bath and a separate shower. Two further bedrooms offer excellent flexibility for guests, home working or additional family accommodation, served by the remaining bathroom facilities, all finished to a high standard.

Share of freehold

Remaining years on lease: 973

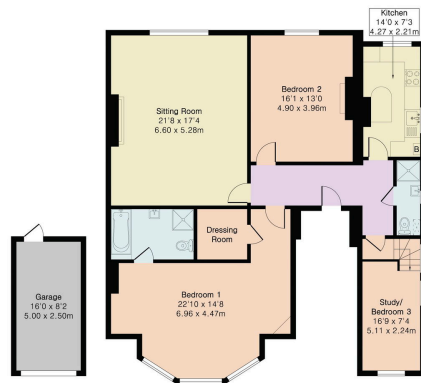
Service Charge: £160pm

Council Tax: C



Approximate Gross Internal Area 1433 sq ft - 133 sq m  
(Excluding Garage)

Garage Area 135 sq ft - 13 sq m

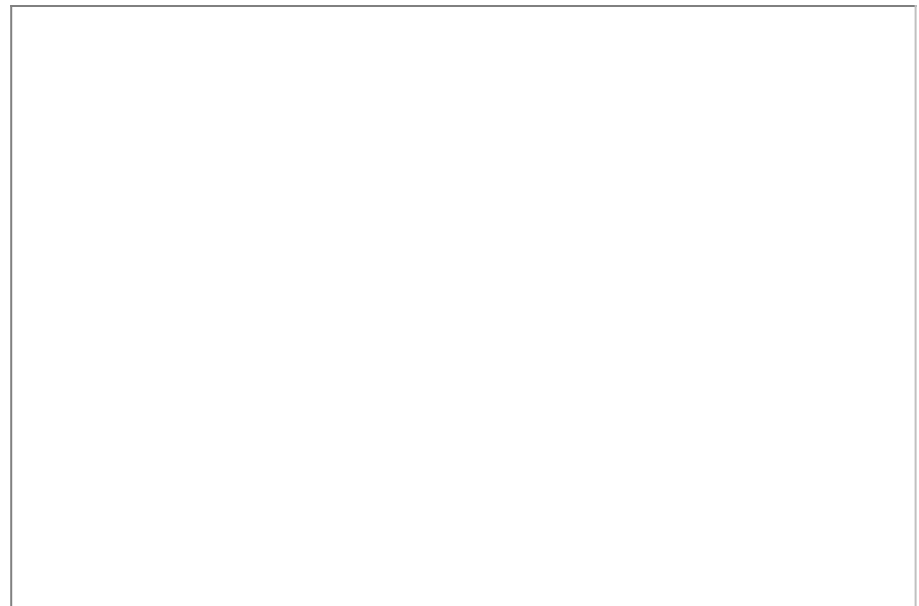


PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- Impressive first floor apartment within a distinguished Grade II listed building
- Exceptional sitting room with feature fireplace, high ceilings and sash windows
- Stylish kitchen/breakfast room with contemporary fittings
- Private single garage and residents' parking
- Abundance of natural light throughout with leafy outlooks
- Prime Pittville Circus location close to Pittville Park
- Three generous bedrooms including a striking principal bedroom
- Modern shower room
- Access to attractive and well-maintained communal gardens
- Retained period detailing



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