

CR



Cleavelands Drive, Pittville, GL50 4QF

Guide Price £450,000



## Cleavelands Drive Pittville, GL50 4QF

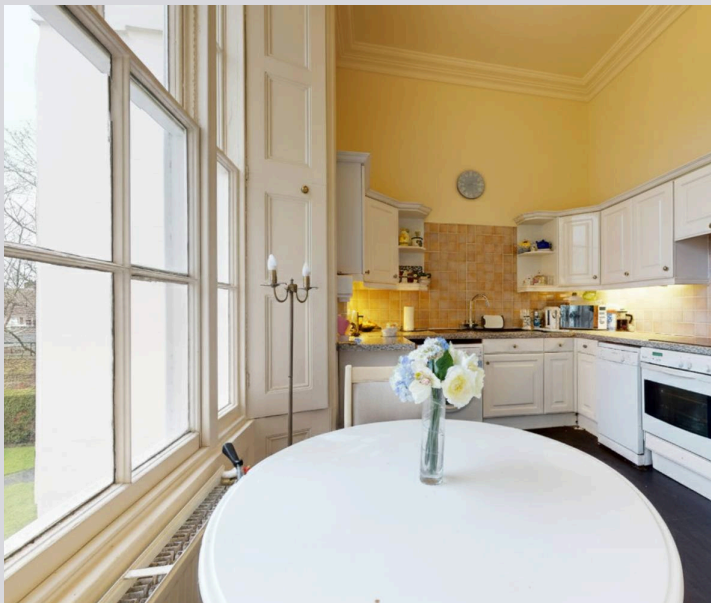
A two bedroom, upper ground floor apartment forming part of a beautiful Georgian villa with elegant proportions, exquisite period features, and wonderful views over the immaculate communal gardens.

Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- Share of Freehold
- Two Bedroom Light and Bright Upper Ground Floor Apartment
- Period Features Throughout With Unusually large Windows In Every Room
- Well Maintained Communal Gardens and Communal Areas
- Grade II Listed Building
- Two Allocated Parking Spaces Plus Visitor Parking





A stunning two-bedroom apartment forming part of a beautiful Georgian villa, situated within the prestigious Cleavelands development. This upper ground floor home showcases elegant proportions, exquisite period features, and wonderful views over the immaculate communal gardens. Combining timeless character with well-maintained communal areas and generous parking provision, this apartment offers an exceptional lifestyle opportunity within one of Cheltenham's most desirable residential settings.

**Communal Entrance:** The property is approached via an impressive communal hallway with grand high ceilings, intricate coving, and a central staircase. Before you enter this main hall there is another entrance hall with beautiful mosaic flooring, adding to the character and heritage charm of the property. This elegant entrance sets the tone for the grandeur found throughout the building, creating an inviting first impression for residents and guests alike.

**Living Room:** A truly magnificent space filled with natural light, the living room enjoys high ceilings adorned with ornate cornicing, two full-height sash windows with shutters, and a beautiful feature fireplace that serves as a focal point for the room. The elegant proportions create an ideal setting for entertaining or quiet relaxation while framing delightful views across the communal gardens. Beautiful windows give this room a true 'wow' factor which is noticed as soon as you enter, with the expansive panes affording views across the communal gardens and mature trees.

**Kitchen/Breakfast Room:** The separate kitchen offers excellent natural light from the tall sash windows and provides space for a small dining table, ideal for informal meals. Fitted with a range of wall and base units, there is ample storage and workspace, complemented by period detailing that blends seamlessly with the home's heritage character. The kitchen affords lovely views over the gardens through ceiling-high sash windows, adding a serene backdrop to daily dining.

**Bedroom One:** A bright and spacious double room featuring striking arched sash windows overlooking the gardens. The room boasts generous proportions, high ceilings, and decorative mouldings, providing an elegant retreat that balances character and comfort. This lovely, large, and light-filled room benefits from windows that afford views over the communal gardens and surrounding mature trees, creating a peaceful and private atmosphere.

**En-Suite:** Serving the main bedroom, the en-suite includes a walk in shower enclosure, WC, and wash hand basin, complemented by traditional styling in keeping with the building's period features. This bright and airy room features a large sash window offering further views over the communal gardens.

**Bedroom Two:** A further well-proportioned double bedroom with full-height sash windows and fitted wardrobes, offering flexibility for use as a guest room or home office while maintaining the refined Georgian aesthetic. The tall sash windows once again provide beautiful views across the manicured communal gardens.

**Bathroom:** The main bathroom is tastefully presented and fitted with a white suite comprising a bath with shower over, WC, and wash hand basin, finished with neutral tiling and blue mosaic detailing. The family bathroom also benefits from a separate walk-in shower with fountain head and hand attachment, providing a touch of luxury and convenience. There is also a second walk-in shower in the spacious en-suite bathroom, meaning the property benefits from two separate shower facilities as well as a bath.

**Communal Gardens:** Externally, the property enjoys beautifully maintained communal gardens with mature hedging, colourful planting, and seating areas perfect for enjoying the tranquil surroundings. The extensive lawns and established trees offer a serene retreat just moments from the town centre.

**Parking:** The apartment also benefits from two allocated parking spaces, with additional visitor parking available within the development.

**Additional Details:** Two Allocated Parking Spaces and Visitor Parking, Gas Central Heating.

**Tenure:** Share of Freehold.

**Lease Length:** 967 years remaining.

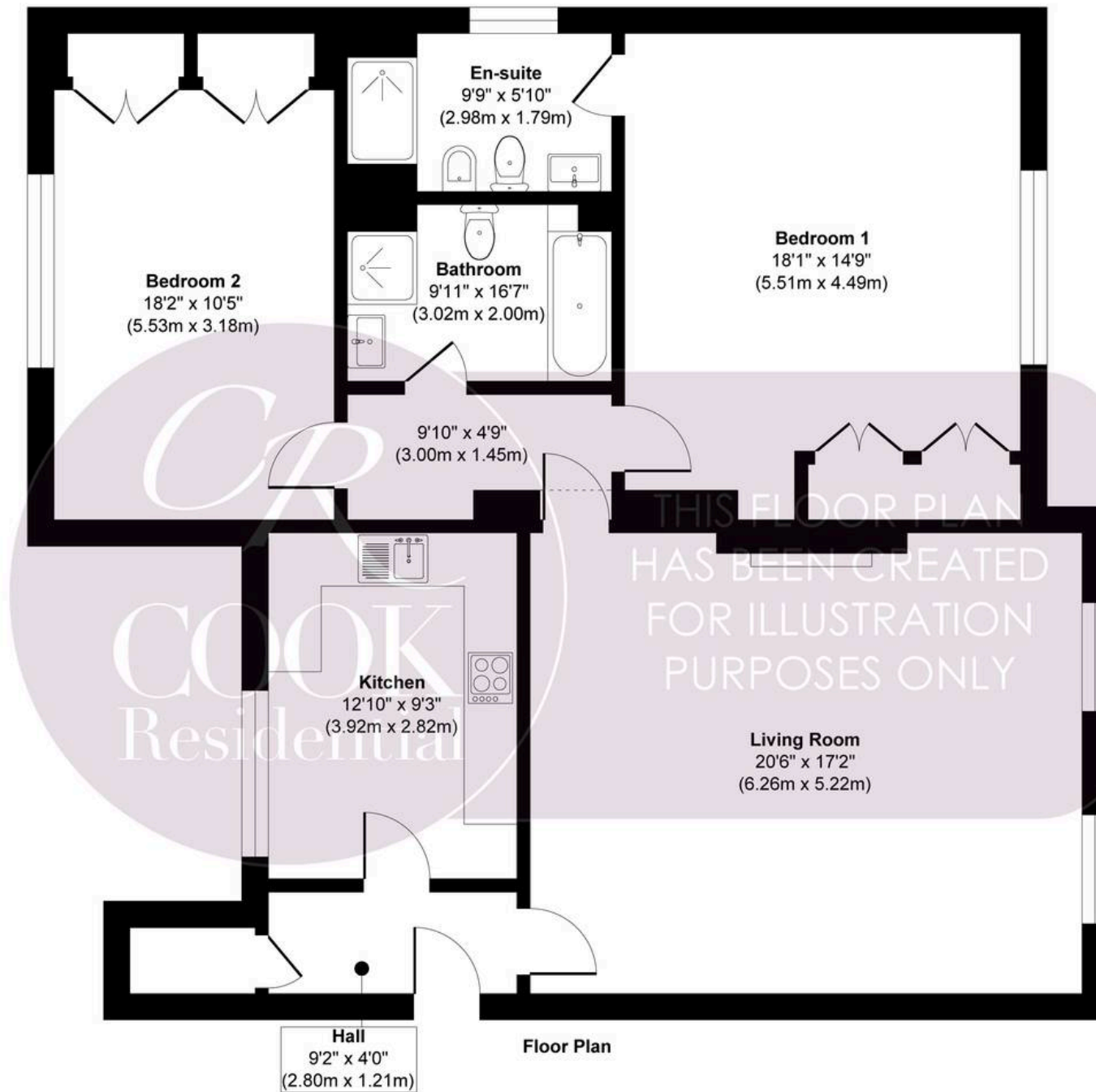
**Service Charge:** £3,324 per annum.

**Council Tax Band:** E.

**Agents Note:** The internal photographs provided are historic and have been supplied by the sellers. Cook Residential has not taken these photographs and does not warrant their accuracy or condition.

**Location:** Cleavelands Drive is a highly sought-after, tree-lined road in a prime location within walking distance of Cheltenham Town Centre. The area is renowned for its elegant period architecture and peaceful setting, with excellent access to local amenities, Montpellier's boutique shops and cafés, and the open spaces of Pittville Park. Cheltenham also offers a wide selection of schools, including several outstanding state and private options, alongside renowned cultural attractions such as the Everyman Theatre and annual literature and jazz festivals.

**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.



**Approx. Gross Internal Floor Area 1195 sq. ft / 111.05 sq. m**

Produced by Elements Property





## Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • [enquiries@cookresidential.co.uk](mailto:enquiries@cookresidential.co.uk) • [cookresidential.co.uk](http://cookresidential.co.uk)

For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.