



Flat 1, Swift Court Pilgrove Close  
Cheltenham

Guide Price £220,000





## Flat 1, Swift Court, Pilgrove Close

Cheltenham, GL51 0SL

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- No Onward Chain
- Modern Open-Plan Living Space
- Triple Aspect Kitchen / Sitting / Dining Room
- Long Lease
- En Suite to Bedroom One
- Allocated Parking Space





This beautifully presented two-bedroom apartment forms part of a modern and well-maintained development. Offering stylish, well-balanced accommodation with a contemporary finish throughout. Enjoying a bright dual-aspect open-plan living space, generous bedrooms and the benefit of both a bathroom and en-suite, the property is ideally suited to first-time buyers, investors or those seeking a low-maintenance home. Offered to the market with no onward chain.

**Entrance Hall:** A welcoming entrance providing access to all principal rooms, with a useful built-in storage cupboard ideal for coats, shoes and household items.

**Kitchen / Sitting / Dining Room:** A superb open-plan space, thoughtfully designed to create distinct areas for cooking, dining and relaxing while maintaining a natural flow throughout. The kitchen is fitted with a modern range of white high gloss wall and base units with worktops over, complemented by integrated appliances and ample preparation space. Triple aspect windows flood the room with natural light, enhancing the bright and airy feel, while there is ample space for both dining furniture and a comfortable seating area.

**Bedroom One:** A well-proportioned double bedroom, offering a calm and neutral décor with a built in wardrobe and space for additional furniture. This room benefits from a modern en-suite shower room.

**En-Suite:** Stylishly appointed with a shower enclosure, wash hand basin and WC, finished with contemporary tiling.

**Bedroom Two:** A generous second bedroom, currently arranged as a home office, offering flexibility for use as a guest room, dressing room or workspace.

**Bathroom:** A modern and well-presented bathroom fitted with a panelled bath, wash hand basin and WC, finished in neutral tones.

**Parking:** The property benefits from an allocated parking space directly outside of the building.

**Additional Details:** The vendor has informed us that pets are permitted within the lease and that the property can be rented on an Assured Shorthold Tenancy (AST), making it an attractive option for both homeowners and investors.

Tenure: Leasehold

**Lease Length:** Approximately 992 years remaining

**Service Charge:** £1140Per Annum

**Council Tax Band:** B

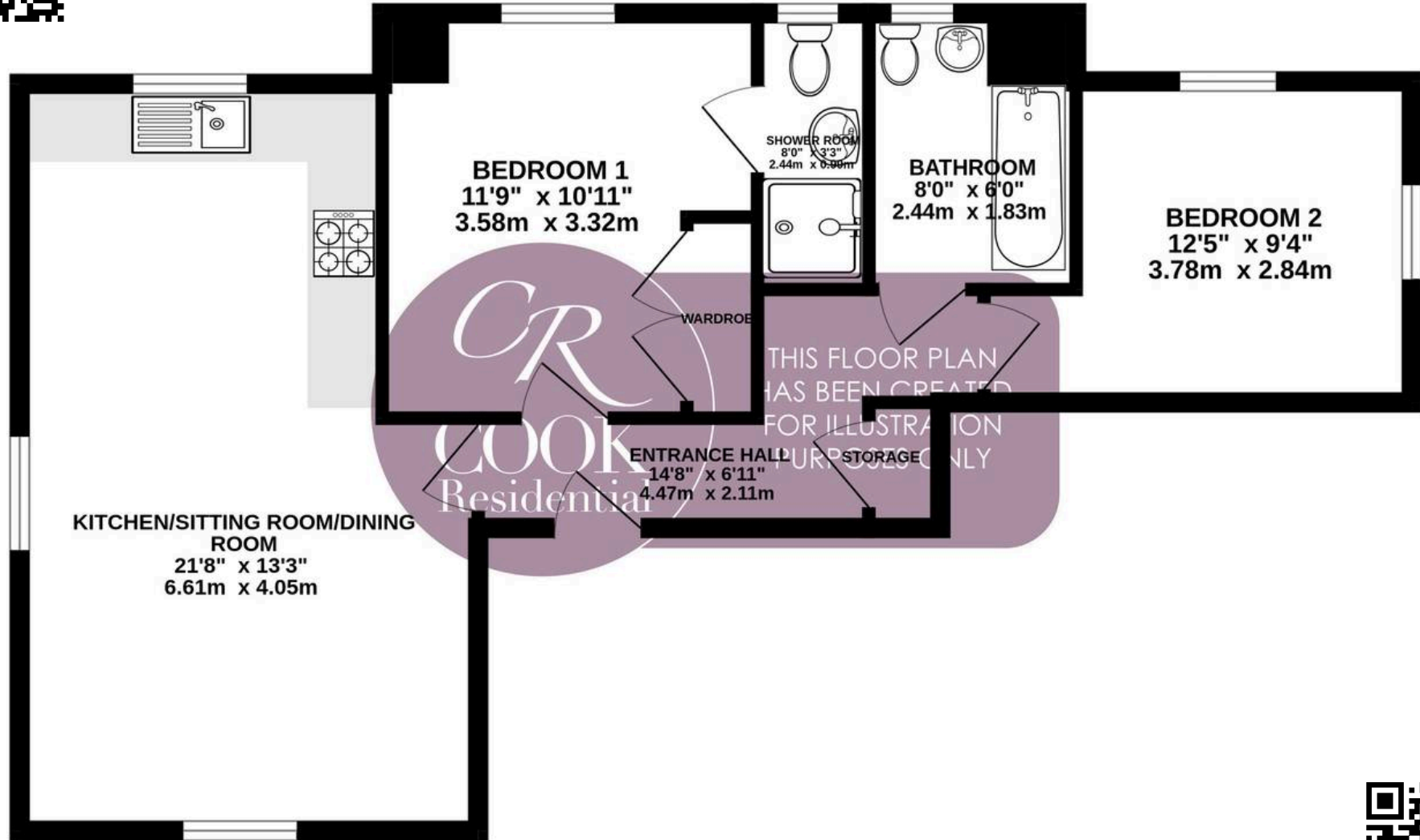
**Location:** Pilgrove Close is situated within a well-established residential area on the western side of Cheltenham, offering a convenient and well-connected setting. The property is within easy reach of a range of local amenities, supermarkets and schooling, as well as being ideally placed for access to major employers including GCHQ. Cheltenham town centre is just a short drive away, providing an excellent selection of shops, restaurants and leisure facilities, while Cheltenham Spa railway station offers direct links to London, Bristol and Birmingham. The area also benefits from good access to the M5 motorway, making it an ideal location for commuters.

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# GROUND FLOOR

622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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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