

FLAT 5, 21 PITTVILLE LAWN,

CHELTENHAM, GLOUCESTERSHIRE, GL52 2BE





Occupying the entire top floor within this elegant Grade II Listed villa on the prestigious Pittville Lawn, this beautifully presented two-bedroom, two-bathroom apartment offers the exceptional benefit of two allocated off-road parking spaces, a rare and highly sought-after feature in such a central location. The property is set along a quiet no-through section leading towards the park gates, ensuring a particularly peaceful position with minimal passing traffic. The apartment enjoys lovely views towards the surrounding hills and is situated just a stone's throw from Pittville Park.

Offered in excellent condition throughout, the accommodation is both beautifully presented and well balanced, comprising a stylish modern Shaker-style kitchen with ample space for dining, an impressive sitting room featuring bespoke fitted furniture and an attractive feature fireplace, two generous double bedrooms, an ensuite shower room to the principal bedroom, and a separate bathroom serving guests and the second bedroom. The apartment also benefits from a modern gas boiler installed in 2023.

A particularly useful feature is the storage available in the substantial loft area, which is largely boarded and accessed exclusively via the apartment. While not included within the legal demise, no other party has any right of access.

The building itself has been meticulously maintained, with significant recent improvements including full external redecoration in 2022, a replacement roof in 2024, and landscaped grounds completed in 2025.

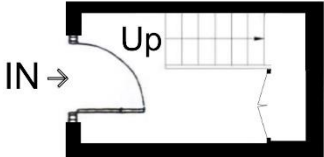
Pittville Park is one of Cheltenham's most celebrated green spaces, renowned for its ornamental lakes, boating lake, tennis courts and picturesque walks. The historic Pittville Pump Room, a magnificent Regency landmark and cultural venue, sits within the park and hosts concerts, weddings and events throughout the year. Everyday amenities are conveniently close by on Prestbury Road, where there is a selection of shops, cafés and services, while Cheltenham town centre and the vibrant Promenade are approximately a five-minute walk away, offering an extensive range of boutiques, restaurants and other facilities.



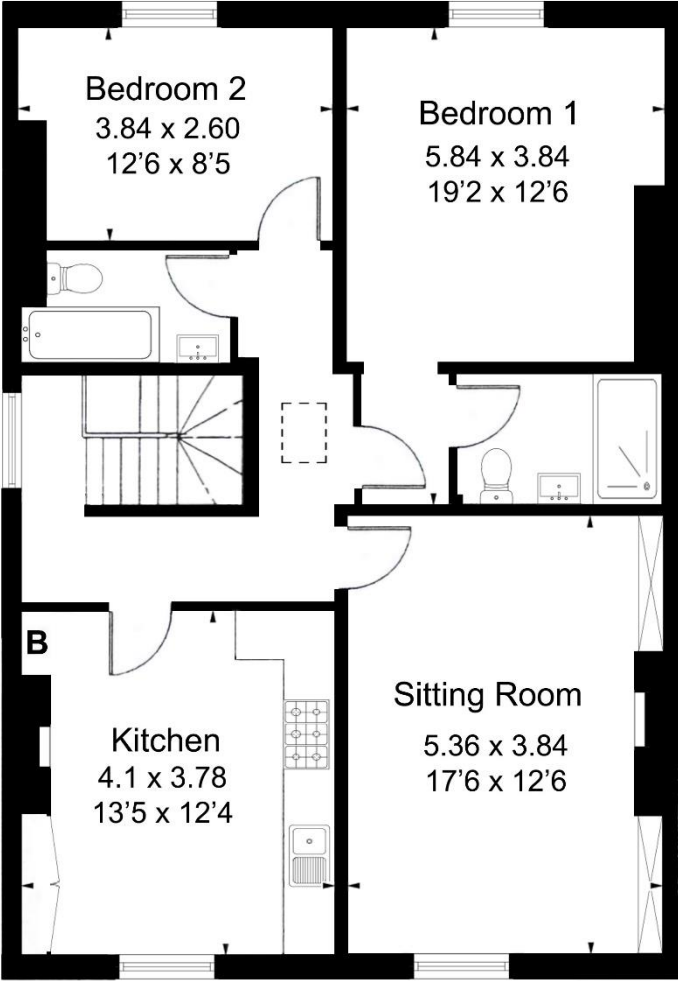


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Approximate Floor Area = 93.4 sq m / 1006 sq ft  
(not including attic)

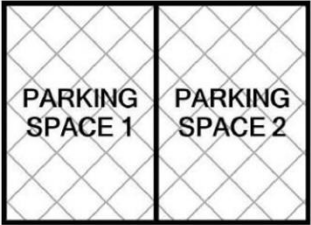


First Floor  
Private Entrance



Second Floor

Off-street





**Charles Lear & Co.**

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**GENERAL INFORMATION**

Mains water, electricity, gas and drainage are connected to the property.

**EPC RATING**

D – 61.

**COUNCIL TAX**

Cheltenham Borough Council  
Council Tax Band (C) - £2,094.36 (2026/2027).

**TENURE**

Leasehold with Share of Freehold  
Original Length of Lease – 999 years.

**SERVICE CHARGE**

£1,800pa.

**MANAGING AGENTS**

Young & Gilling, Cheltenham.

**VIEWINGS**

Strictly by prior appointment through  
Charles Lear & Co. on  
01242 222722

