



Pittville Crescent, Pittville, GL52 2QZ

£250,000



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Elegant first-floor 2-bed apartment in Victorian villa, Pittville. Period features, share of freehold, parking, modern kitchen and shower room. Views over green space. Close to park and town.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

- Beautiful Victorian First-Floor Apartment
- Two Bedrooms Plus Stylish Shower Room
- Spacious Sitting/Dining Room With Park Views
- Modern Fitted Kitchen
- Allocated Off-Road Parking For Two Vehicles
- Prestigious Pittville Crescent Location
- Share of The Freehold





Located directly opposite the beautifully maintained green space on Pittville Crescent and just moments from Pittville Park, this elegant first-floor apartment forms part of a striking Victorian villa in one of Cheltenham's most sought-after settings. Enjoying a share of freehold, allocated parking to the front, and over 690 sq. ft. of well-arranged accommodation, the property combines period charm with generous proportions and an abundance of natural light.

Approach: A sweeping driveway leads to the front of this impressive villa, where the apartment benefits from allocated off-road parking. A set of stone steps rises to the grand communal entrance, framed by decorative detailing, stained-glass side panels and the building's original Victorian character.

Entrance Hall: The apartment opens into a welcoming hallway, where high ceilings and deep archways instantly showcase the property's period elegance. Fitted shelving provides practical storage and display space, while the hall leads seamlessly to the main living areas and both bedrooms.

Sitting/Dining Room: A superbly proportioned room enhanced by tall sash windows, intricate cornicing and impressive ceiling height. This bright and inviting space enjoys exceptional and double aspect views over Pittville Crescent's green space, with room for both comfortable seating and dining areas, as well as a workspace if desired. A beautifully detailed feature fireplace provides a charming focal point.

Kitchen: Positioned at the front of the apartment, the kitchen features a large sash window capturing leafy treetop views. The room is fitted with a comprehensive range of modern units, dark worktops and a matching splashback, with integrated oven, gas hob and extractor, alongside space and plumbing for further appliances. High ceilings and excellent light make this a practical and appealing space for everyday cooking.

Bedroom One: A generous double bedroom to the rear of the property, offering an elevated outlook across the neighbouring rooftops and distant hills. Neutral décor, tall sash windows and the well-proportioned layout create a peaceful and spacious principal bedroom.

Bedroom Two: A versatile second bedroom with a pleasant side aspect, ideal for use as a guest room, nursery or dedicated home office. High ceilings and good natural light allow for flexible use of the space.

Shower Room: A stylish modern shower room finished with contemporary metro tiling and contrasting grout. The suite includes a large walk-in shower with rainfall and handheld fittings, a sleek vanity unit with storage, concealed-cistern WC, recessed lighting and a chrome heated towel rail.

Parking: There is allocated parking to the front of the building.

Additional Details:

Tenure: Leasehold With A Share of The Freehold

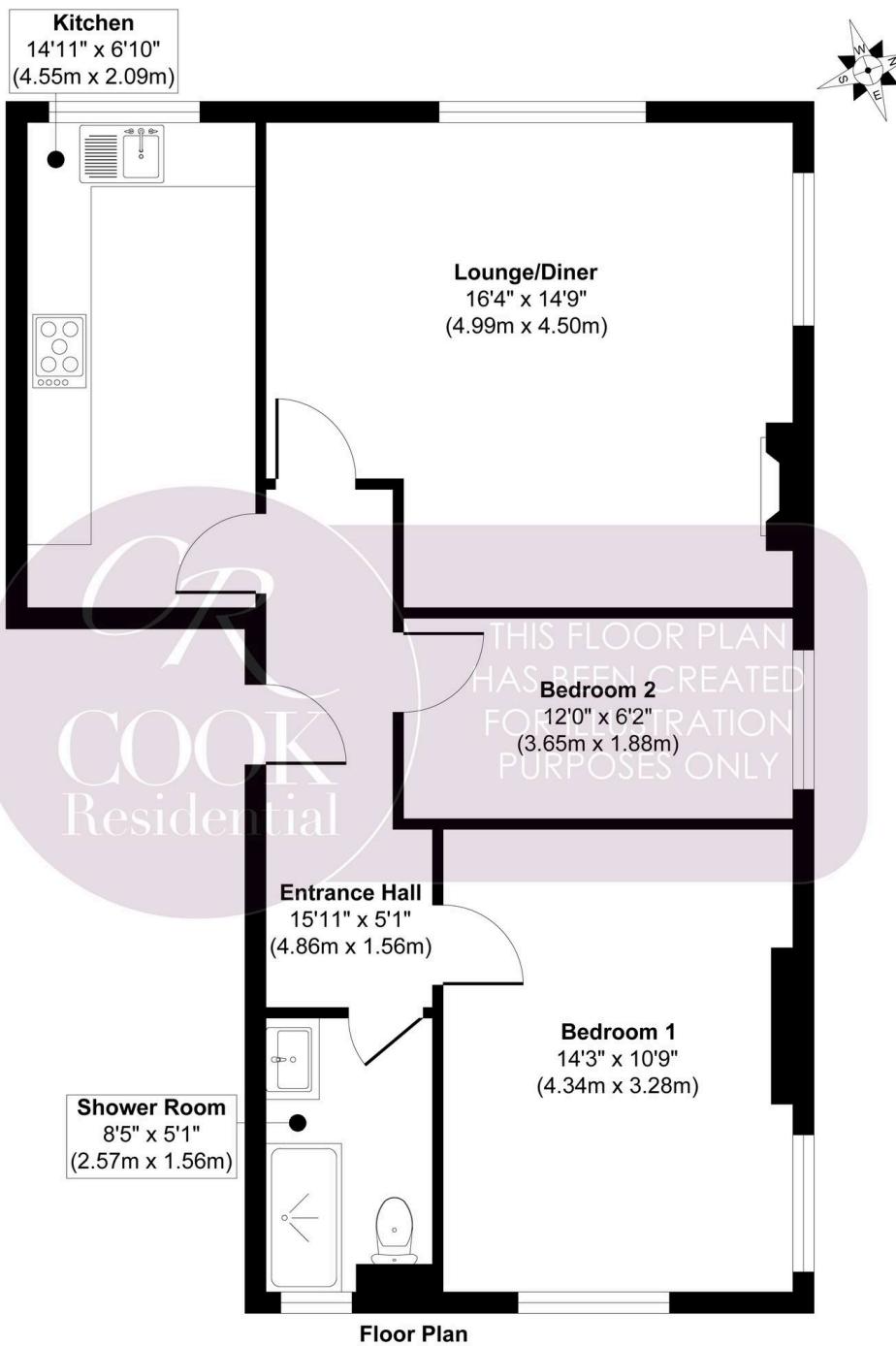
Lease Length: 112 Years

Service Charge Per Annum: £2,496

Council Tax: Band B

Location: Situated in the heart of Pittville, the apartment enjoys direct views over Pittville Crescent's picturesque green space and sits just a short stroll from the lakes, gardens and walking routes of Pittville Park. Cheltenham Town Centre and The Brewery Quarter are within easy walking distance, providing excellent dining, leisure and shopping options, while strong transport links and nearby bus routes offer convenient access across the town.

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 692 sq. ft / 64.38 sq. m
Produced by Elements Property





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