



9 Hartley Court
Pittville Circus Road | Cheltenham



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Pittville Circus Road | Cheltenham | Gloucestershire | GL52 2QE

A unique, contemporary second floor apartment with two spacious bedrooms in a smart purpose-built property close to the town centre. Hartley Court is in sought-after Pittville Circus Road, which is within walking distance of local and High Street shops.

Guide Price: £325,000



Built in 2005, the apartment was thoroughly redesigned in 2009 by an exclusive interior designer. It features a floor to ceiling glass wall to the kitchen/dining room, creating light and space and offering all rooms a view of Cleve Hill. The centrally located living room is open to the hall with underfloor heated solid wooden flooring throughout. The large double bedrooms are double aspect and have ample wardrobe space. Both the bathroom and en-suite shower room are fitted with high quality fittings. The property is double glazed and has mood lighting and a surround sound system.

Apartment 9 is at the rear of the block, which itself is set well back from the road. Next to the entrance are electric gates giving access to the communal gardens, bicycle racks and the allocated parking bays.

Hartley Court is approached via wrought iron fencing and steps up to the main front door into a large lobby with a lift. There is also an external lift providing wheelchair access.

ENTRANCE HALL

Solid wood front door with spyhole and light opens in to hall with solid wood flooring through to living room. 'Rako' controlled mood lighting, underfloor heating.

LIVING ROOM

Built-in television cabinet and high level bookshelves with part-mirrored front. Solid wood flooring with underfloor heating. CAT5 Ethernet points. Windows to the rear giving clear views of Cleve Hill.

KITCHEN / DINING AREA

Glass panels allowing open feel to hall and living area. Italian fitted kitchen with integrated Siemens appliances including oven, microwave/grill combination, warming drawer, induction hob, fridge/freezer, washing machine and dishwasher. Stainless steel sink unit and drainer with 'Quooker' boiling water tap inset into stone worktops.

MASTER BEDROOM

Fitted wardrobe with built-in drawer unit and safe deposit box. Windows to side and rear aspects. Door to:



EN-SUITE SHOWER ROOM

White suite comprising suspended WC and floor standing basin with wall mounted taps. Tiled shower with rain effect and hand-held shower heads. Shelving concealed behind mirror. Towel radiator. Underfloor heating.

BEDROOM TWO

Fitted wardrobe with built-in drawer unit and safe deposit box. Windows to rear and side aspects.

BATHROOM

White suite comprising wall mounted WC, Jacuzzi bath

with mixed taps, shower over with rain effect and hand-held shower heads. Fully tiled surround and shower screen. Vanity unit with Corian worktop. Towel radiator. Underfloor heating.

OUTSIDE

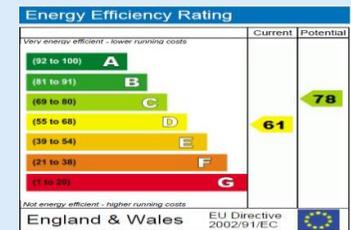
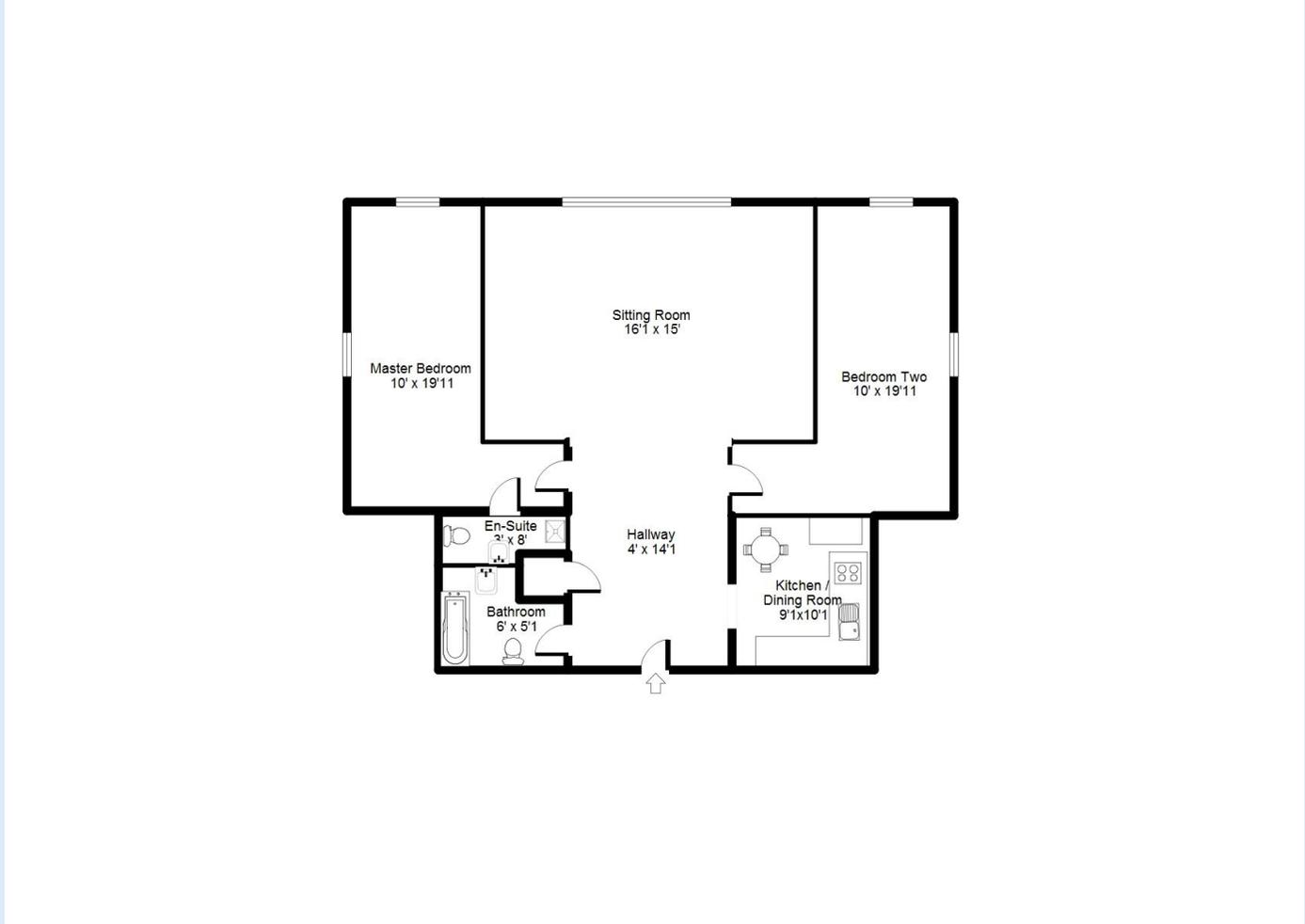
The secure allocated car parking space is accessed via remote controlled electric gates to the side of the block. There are bicycle racks adjacent to the bays, and the communal gardens are laid to lawn with flower borders.



- Contemporary design with two spacious bedrooms
- Close to town centre and local shops
- Bathroom and en-suite shower room
- Allocated parking space behind electric gates
- No Onward Chain
- Out of hours, call Mark Cooper on 07974 216932



Charterhouse Estate Agents – Sales and Lettings,
 50 Andover Road, Tivoli, Cheltenham,
 Gloucestershire GL50 2TL
 Tel: 01242 523000 Fax: 01242 584201
 Email: info@charterhouse4homes.co.uk
 Email: info@charterhouse-lettings.co.uk
 www.charterhouse4homes.co.uk



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