



PETER BALL & CO.
ESTATE AGENTS

CLARENCE SQUARE, PITTVILLE, CHELTENHAM GL50 4JR

£1,150 PCM

- Stunning Duplex Apartment
- Large Sitting /Dining Room
- Two Bedrooms
- Two En-Suite
- Kitchen With Appliances
- Secure Parking
- Communal Gardens
- Unfurnished

PROPERTY DESCRIPTION

A stunning two double bedroom, two bathroom duplex apartment situated in the desirable leafy Clarence Square, close to the town centre and with the benefit of secure underground parking for one car. Sorry no pets. Access by stairs or the lift to the spacious accommodation. Comprises: a large entrance hall with stairs leading to the master bedroom which benefits from a large en-suite shower room with wash hand basin and WC. The second bedroom has built in wardrobes and en-suite with bath, WC and wash hand basin. On the lower floor there is a spacious fully fitted kitchen with a halogen hob and fan assisted oven; ridge/freezer and dishwasher. There is also a separate utility with a washer /dryer. The large open plan living room runs the

whole width of the property with lots of light fro the three large sash windows. Further benefits include: secured parking, a communal garden and Gas Central Heating. The property is available April. Offered Unfurnished. N.B. An initial fee of £240.00 for the first applicant is payable to cover administration and referencing costs. An additional £120.00 is payable for each additional applicant or guarantor if required.

SITUATION

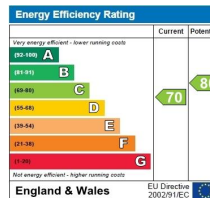
Pittville is one of the most sought after residential areas of Cheltenham known for its public parks, tree lined residential streets, Regency terraces and later period architecture. The area lies just to the north of Cheltenham Town centre, which is easily accessible on foot, and is close to the famous Cheltenham National Hunt Racecourse. The nearest primary school is Dunalley and the nearest secondary school is Pittville.

DIRECTIONS

Leave Cheltenham via the St Margaretts Road (which leads into Swindon Road) and at the traffic lights opposite the Cineworld turn right into Monson Avenue. At the end of the road turn right into Clarence Square where the property can be found on the right hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax band D



Viewing by appointment with your local office of

PETER BALL & CO ESTATE AGENTS

Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



First Floor

Approx. 46.5 sq. metres (501.0 sq. feet)



Total area: approx. 88.0 sq. metres (947.4 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.