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ESTATE AGENTS

EVESHAM ROAD, PITTVILLE, CHELTENHAM GL52 3JT

£235,000

- Third Floor Apartment
- Private Development
- Splendid Views
- Lift Access
- Two Bedrooms
- Spacious Living/Dining Room
- Communal Gardens
- En Bloc Garage

PROPERTY DESCRIPTION

A well presented third floor purpose built apartment situated along one of Cheltenham's prime tree lined road near Pittville Park and the Racecourse. Set within its own private development and affording some splendid views, this light and airy well proportioned apartment also benefits from lift access and an en-bloc garage with remote operated up-and-over door. The accommodation briefly comprises: Entrance hall with generous storage cupboards off, two double bedrooms, bathroom with suite to include bath with shower over and the, kitchen is fitted with a modern range of eye and base level units and timber work top. The main living area is particularly spacious with a large bay providing some of the best views from the



apartment. Externally are beautiful, well kept predominantly lawned, communal gardens and the en bloc garage.

SITUATION

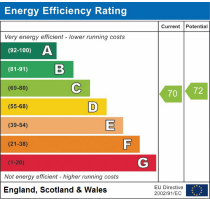
Pittville is one of the most sought after residential areas in Cheltenham. Known for its public parks and outstanding period architecture, the area lies just to the North of the town centre, which is easily reached on foot. Both the historic Pittville Pump Room, venue for many artistic performances, and the famous National Hunt Racecourse are only minutes away.

DIRECTIONS

Leave Cheltenham town centre via Evesham Road and just before the Racecourse roundabout turn left into Cleevemont. Entrance to the block is on the left hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band C.
Tenure - Leasehold with share of Freehold.
Approximately 950 years remaining on lease.
Service charge per annum - £1,600.00 (to include central heating and buildings insurance).
Management Company - Cleevemont (Cheltenham) Ltd.



Viewing by appointment with your local office of

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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.

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Third Floor

Approx. 87.4 sq. metres (940.7 sq. feet)



Total area: approx. 87.4 sq. metres (940.7 sq. feet)

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