



Pittville Lawn, Cheltenham - GL52 2BE

Cheltenham

In Excess of £325,000



11 Pittville Lawn, Cheltenham

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Grade II Listed Split Level Apartment
- Share of Freehold
- Open Plan Sitting Dining Room
- Flexible Accommodation
- Ensuite And Family Bathroom
- Close To The Town Centre And Pittville Park





Cook Residential are delighted to bring to market this Grade II split-level apartment situated in the ever-popular location of Pittville Lawn. The versatile accommodation comprises three bedrooms, ensuite, family bathroom, sitting dining room and a kitchen.

Entrance: A communal hallway takes you to the apartment entrance on the first floor.

First Floor: Immediately from the front door is a staircase leading to the second floor with neutral carpeting underfoot that flows throughout most of the property. A door leads into the second bedroom, a double with built-in shelving to one side of the chimney breast.

Second Floor: A spacious landing area has a useful walk-in utility and storage cupboard and gives access to the kitchen, sitting dining room and ensuite main bedroom. Further steps lead to a mezzanine landing with a bedroom and a family bathroom.

Sitting Dining Room: Two large sash windows offer light and views out to the tree-lined, no-through road. There is a feature fireplace with an inset coal-effect fire, period-style cornicing and ample room for both living and dining furniture.

Kitchen: With space for a breakfast table to enjoy the views out to the tree-lined road, the fitted kitchen comprises a range of wall and base units with granite effect worktops, tiled splash backs with an integrated hob, extractor hood, oven and a dishwasher.

Further space is available for a free-standing under-counter fridge and a separate fridge freezer.

Bedrooms: Bedroom one is a generous double with built-in wardrobes to one side of the chimney breast. It benefits from an ensuite shower room comprising a walk-in shower enclosure, a vanity unit with a built-in WC and basin and a wall-mounted heated towel rail. Bedroom three is single and offers a feature fireplace and a built-in wardrobe to one side of the chimney breast. The room would lend itself to being a study or hobby room if required.

Family Bathroom: The bathroom completes the accommodation and offers a white suite comprising a bath with a separate hand-held shower attachment, a low-level WC and a basin.

Tenure: Leasehold With a Share of Freehold

Lease Length: 956 years

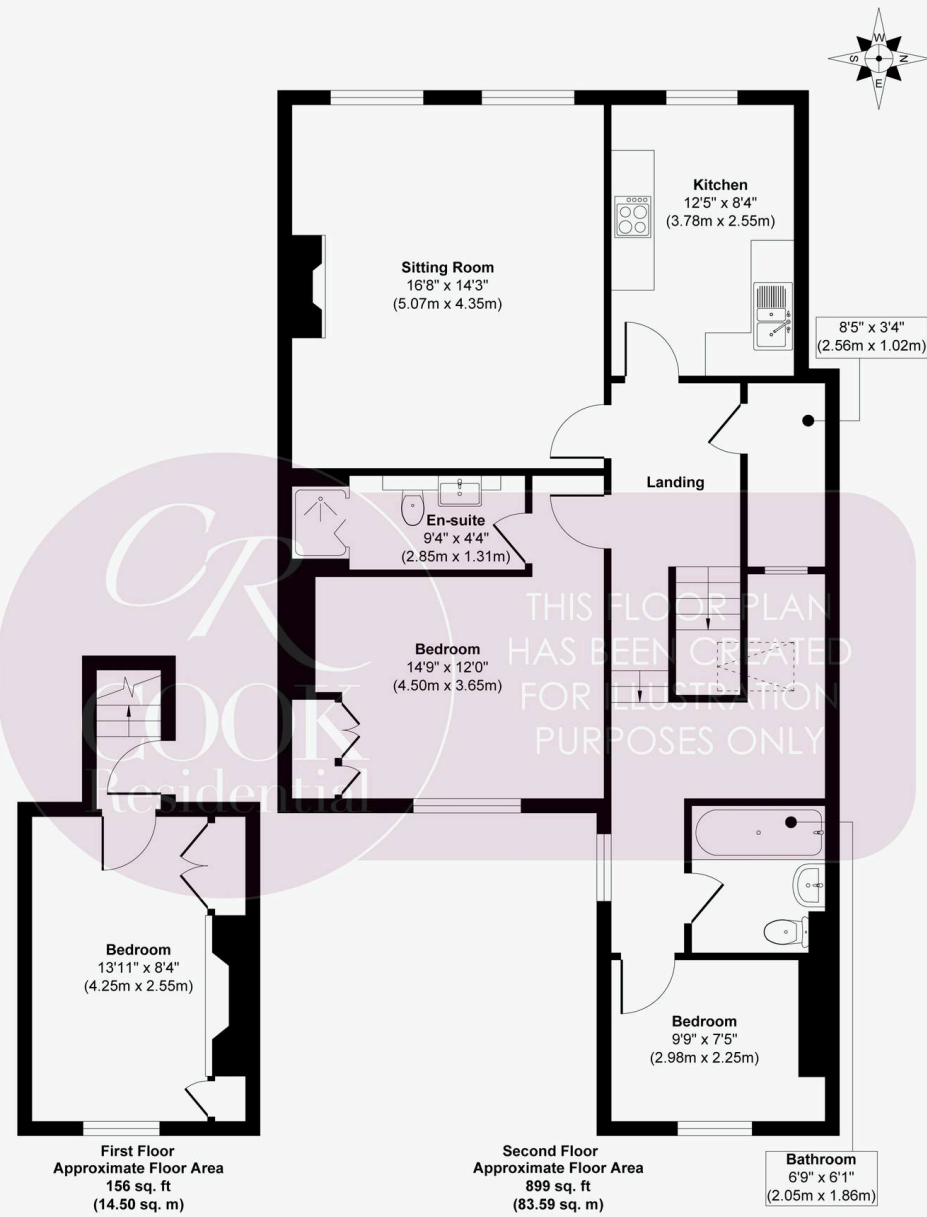
Annual Service Charge: £1500

Service Charge Review Period: TBC

Council Tax: A

Location: Pittville, situated on the North side of Cheltenham, is a convenient and vibrant area. It boasts many beautiful regency buildings, the popular Pittville Park, and is just a short distance from the bustling town centre with its variety of local and high street shops, eateries, bars, and art galleries.

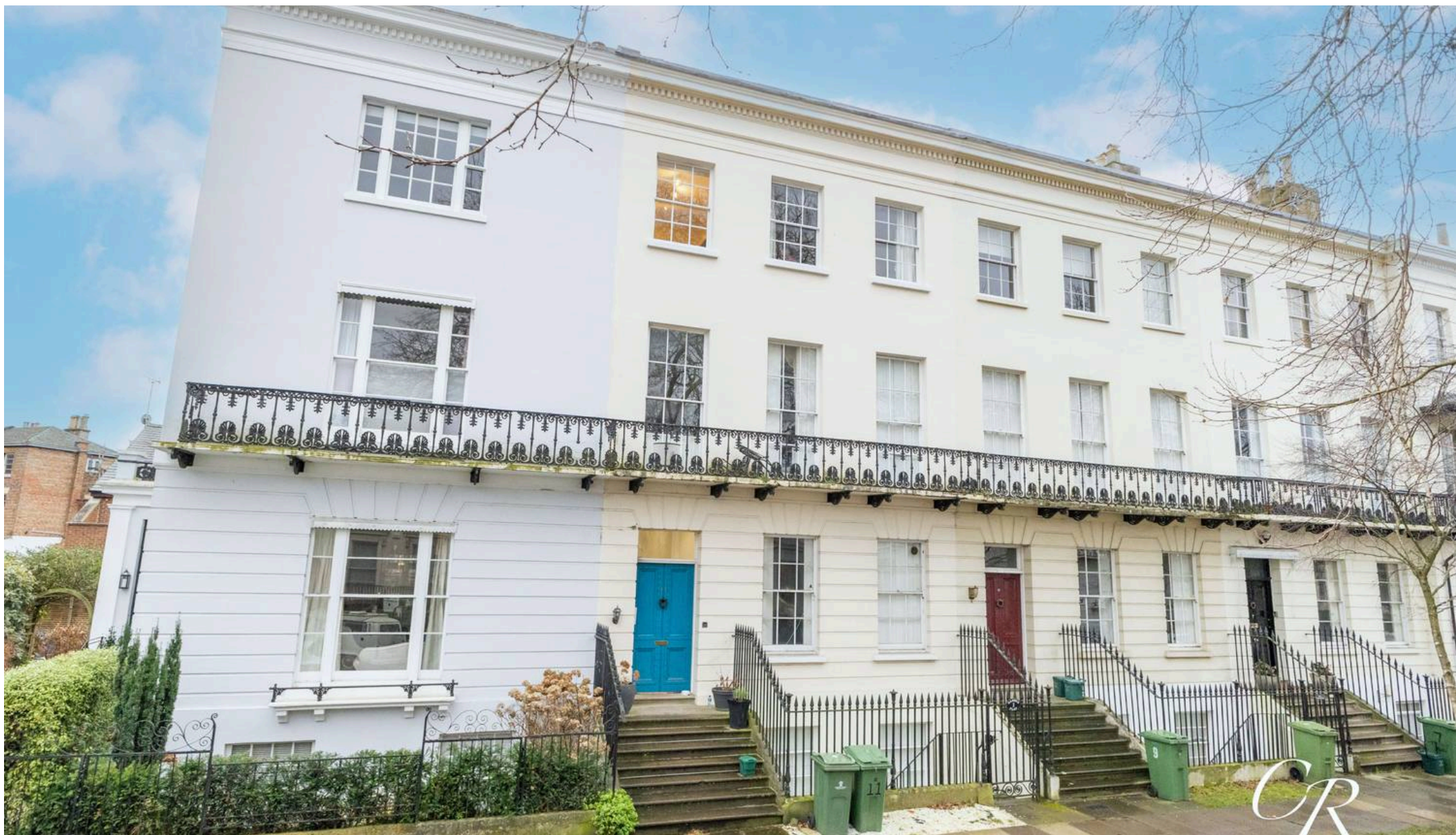
All information regarding the property details, including its position on Share of Freehold, is to be confirmed by vendor and purchaser solicitors.



Approx. Gross Internal Floor Area 1055 sq. ft / 98.09 sq. m

Produced by Elements Property





Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.