



Star Court Pittville Circus Road, Cheltenham - GL52 2GD

Cheltenham

CR  
Guide Price £200,000





## Star Court Pittville Circus Road Cheltenham

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Well Presented Throughout
- Close To The Town Centre
- Private Balcony
- Off Road Parking First Come First Served
- First Floor Apartment







Cook Residential is delighted to present this spacious one-bedroom apartment, situated in the highly desirable area of Pittville. Offering well-balanced accommodation, this first-floor property benefits from a generous sitting/dining room, a private balcony, and a separate kitchen. With excellent local amenities and convenient access to Cheltenham town centre, this apartment is ideal for first-time buyers, professionals, or investors.

**Entrance Hall:** A welcoming entrance providing access to all principal rooms and generous fitted storage.

**Sitting/Dining Room:** A bright and spacious open-plan reception area, offering ample space for both living and dining. Large windows allow for plenty of natural light, and a door leads out to the private balcony, creating a wonderful space to relax and enjoy the surroundings.

**Kitchen:** A separate and well-appointed kitchen, fitted with a range of cabinetry, worktops, an integrated oven and hob, washing machine and space for additional appliances.

**Bedroom:** A generously sized double bedroom benefiting from built-in wardrobes and a rear-facing aspect, offering a peaceful retreat.

**Bathroom:** A well-appointed bathroom comprising a bath with shower over, washbasin, and WC.

**Balcony:** A private outdoor space accessed from the sitting/dining room, perfect for enjoying a morning coffee or evening relaxation.

**Communal Parking:** First Come First Served Parking is Available

**Tenure:** Leasehold

**Lease Length:** 959 Years Remaining

**Service Charge:** £1080 Per Annum

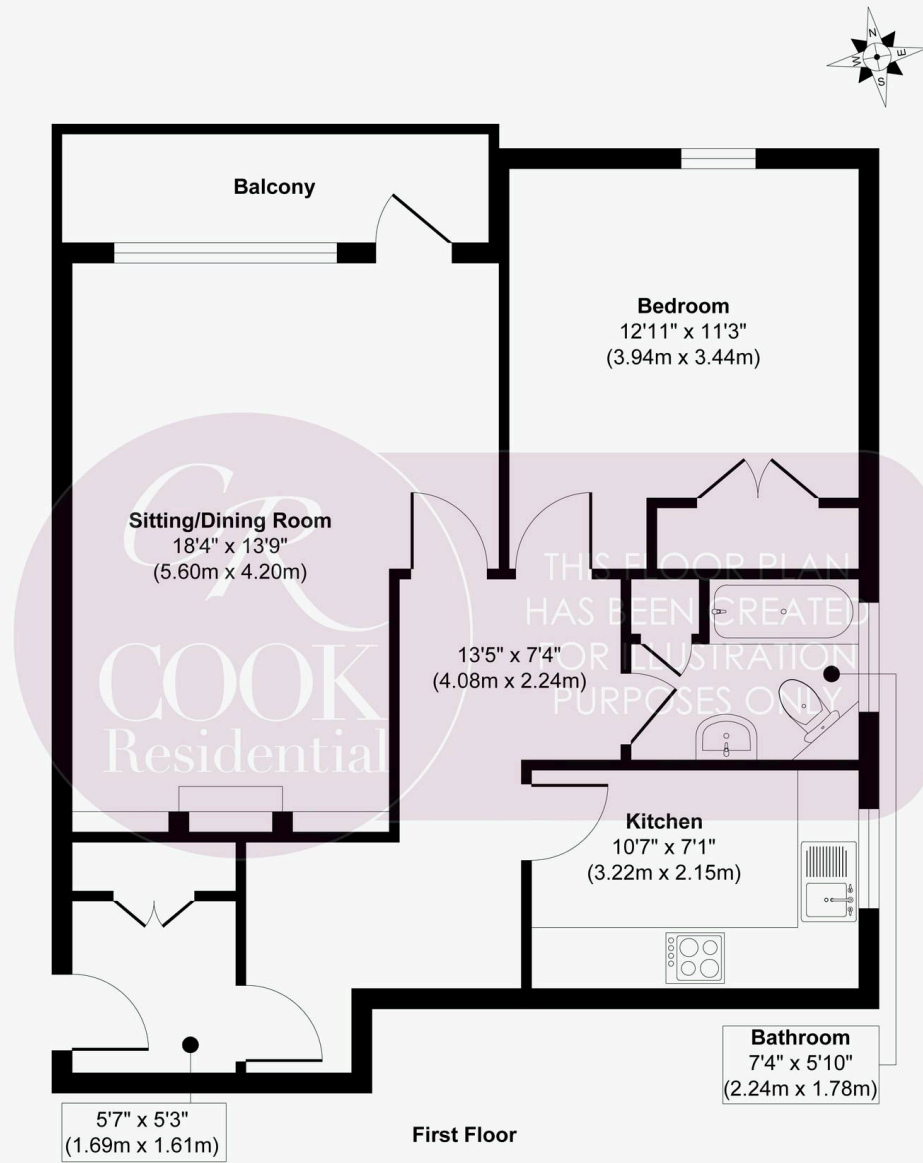
**Service Charge Review Period:** Annually

**Council Tax Band:** B

Pittville is one of Cheltenham's most sought-after areas, known for its beautiful park, historic charm, and excellent local amenities. With easy access to the town centre, transport links, and recreational facilities, this location offers the perfect blend of town living and green spaces.

Viewings are strictly by appointment only. Please contact Cook Residential to arrange a viewing.





Approx. Gross Internal Floor Area 653 sq. ft / 60.74 sq. m  
Produced by Elements Property







## Cook Residential

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

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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.