



Evesham Road, Cheltenham - GL52 2AB

Guide Price £170,000



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Charming garden apartment in Grade II Listed building near Cheltenham Town Centre. One bedroom, private courtyard, tenanted with rental income of £725pcm. Close to Pittville Park.

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious One Bedroom Apartment
- Open Kitchen Living Dining Room
- Within Walking Distance To Pittville Park
- Grade II Listed Building
- Private Courtyard Garden
- Desirable Cheltenham Town Centre Location





Built in the early 1800s and located within walking distance of Cheltenham Town Centre, this one-bedroom garden apartment is positioned within a striking Grade II Listed building. Set in a highly desirable location close to Pittville Park, the property benefits from a private courtyard and is offered with no onward chain. This property is currently tenanted and we have been informed it achieves a rental income of £895 pcm.

Entrance & Sitting/Dining Room: Upon entering the apartment, you are welcomed into a generously sized sitting and dining room. This space offers carpeted flooring and ample room for both living and dining furniture, creating a warm and flexible central hub. An archway leads through to the kitchen and an inner lobby area opens via floor-to-ceiling windows and a glazed door onto the private courtyard garden.

Kitchen: Accessed from the sitting room via an archway, the kitchen is fitted with wood-effect flooring and a range of wall and base units. A granite-effect worktop houses an inset stainless steel sink and drainer with a mixer tap. Integrated appliances include an electric hob with extractor hood and an oven beneath, with additional space for a freestanding fridge and freezer.

Inner Lobby & Storage: The inner lobby provides access to the bedroom and bathroom and features a large built-in storage cupboard which houses the boiler and has space for a freestanding washing machine and tumble dryer.

Bedroom: The bedroom enjoys a pleasant outlook onto the private courtyard garden and provides ample space for both storage and freestanding bedroom furniture. It is carpeted and neutrally decorated.

Bathroom: The bathroom is fitted with wood-effect vinyl flooring and comprises a white suite including a low-level WC, pedestal sink, and a bath with separate shower over.

Outside: The apartment enjoys an enclosed private courtyard garden—ideal for al fresco dining, container gardening, or simply enjoying a quiet morning coffee. The space also allows for additional outdoor storage.

Tenure: Share of The Freehold

Lease Term: Approx. 978 years

Yearly Service Charge: Approx. £1560 (reviewed annually)

Council Tax Band: A

Location: Pittville is located on the north side of Cheltenham and is home to many beautiful regency buildings. It is renowned for the stunning Pittville Park and is just a short walk from the town centre. Cheltenham offers excellent road links to the A40 and M5 motorways and is well known for its prestigious festivals, including Literature, Music, Science, Jazz, and the world-famous Cheltenham Gold Cup.

All property details, including the Share Of Freehold and service charges, should be verified by the purchaser's solicitor prior to exchange of contracts.



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Approximate total area⁽¹⁾

526.29 ft²
48.89 m²

Reduced headroom

3.77 ft²
0.35 m²

(1) Excluding balconies and terraces

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plan





Cook Residential

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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.