



Scoriton, Pittville Crescent - GL52 2QZ

Cheltenham

£199,950





## Flat 5

Scoriton, Cheltenham

Beautiful 1-bed apartment in Pittville with open-plan living, stunning views, allocated parking, and share of freehold. Ideal for first-time buyers & investors seeking character & contemporary living.

Council Tax band: B

Tenure: Share of Freehold

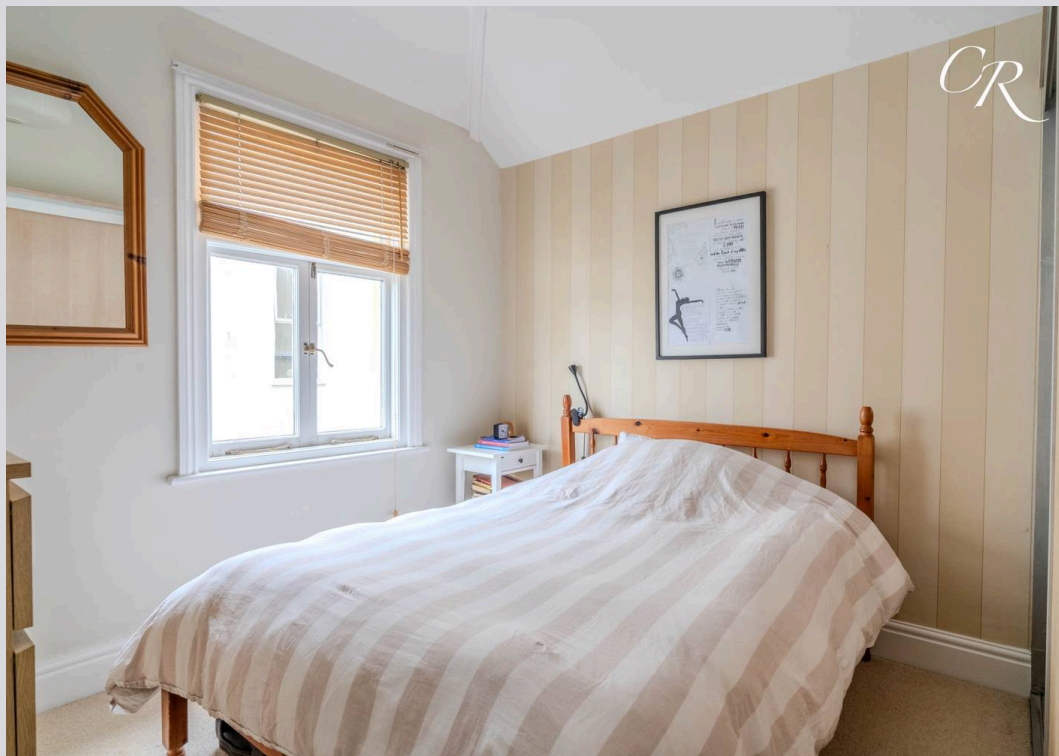
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- One Bedroom Apartment In Pittville Crescent
- Share Of The Freehold
- Well Presented Throughout
- Allocated Parking & Garage
- Big Bay Windows With Beautiful Views
- Situated In The Desirable Pittville Crescent







Situated in the highly desirable area of Pittville, this beautifully presented one-bedroom apartment offers modern, open-plan living and breathtaking views across to the surrounding hills. Located on the first floor of an attractive period building, the property benefits from a share of the freehold, allocated parking, and access to a garage nearby. This charming home is ideal for first-time buyers, downsizers, or investors seeking a central location paired with character and contemporary finish.

**Entrance Hall:** Accessed via a secure entry phone system, the entrance hall includes a built-in storage cupboard and provides access to all rooms. The neutral décor and practical layout set the tone for this well-maintained apartment.

**Kitchen / Sitting / Dining Room:** The heart of this apartment is its open-plan living space. The sitting room area features a large bay window offering sweeping views of the Pittville landscape and the hills beyond. A feature wall and wooden flooring add warmth and style to the room, making it an inviting space to relax or entertain.

The kitchen area has been thoughtfully designed with modern cabinetry, stylish worktops, and contemporary tiled-effect flooring. Integrated appliances include an oven, electric hob, cooker hood, and microwave. There is also space and plumbing for a washing machine. The inset stainless-steel sink and tasteful splashbacks complete this modern and functional kitchen.

**Bedroom:** The bedroom offers a calm retreat, complete with built-in wardrobes and a feature wall that adds a splash of personality. The window allows in natural light while offering privacy and tranquillity.

**Bathroom:** The bathroom has been stylishly fitted with a P-shaped bath and rainfall shower overhead. Additional features include a modern wash basin, WC, tiled walls, , creating a sleek and spa-like feel.

**Parking:** The property benefits from access to a garage, offering excellent storage or secure vehicle space as well as non allocated parking available on a first come first served basis. There is also permit parking nearby.

**Tenure:** Share of Freehold

**Lease Length:** 110 Years Remaining

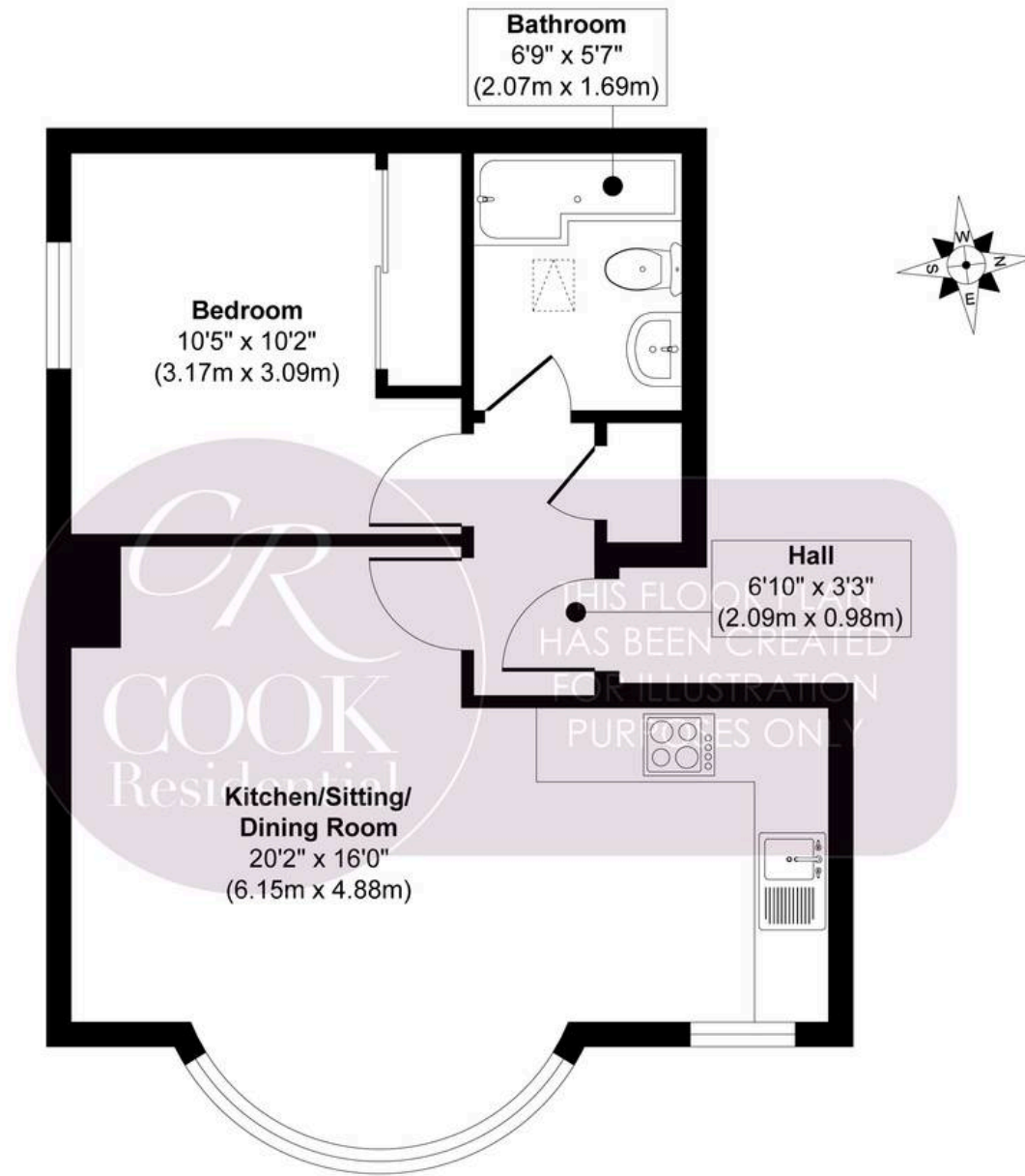
**Service Charge:** £2494.32 Per Annum Reviewed Annually

**Council Tax Band:** B

**Location:** Pittville Crescent is a prestigious address nestled within one of Cheltenham’s most picturesque areas. With Pittville Park just moments away, residents enjoy beautiful green space, ornamental lakes, and leisure amenities. The town centre is also within walking distance, offering an array of shops, restaurants, and cafes. This property provides the perfect balance of elegant living and urban convenience.

Please note, all measurements are approximate and for guidance only. All property details, including tenure, service charges, and council tax band, are to be verified by the purchaser’s solicitor.





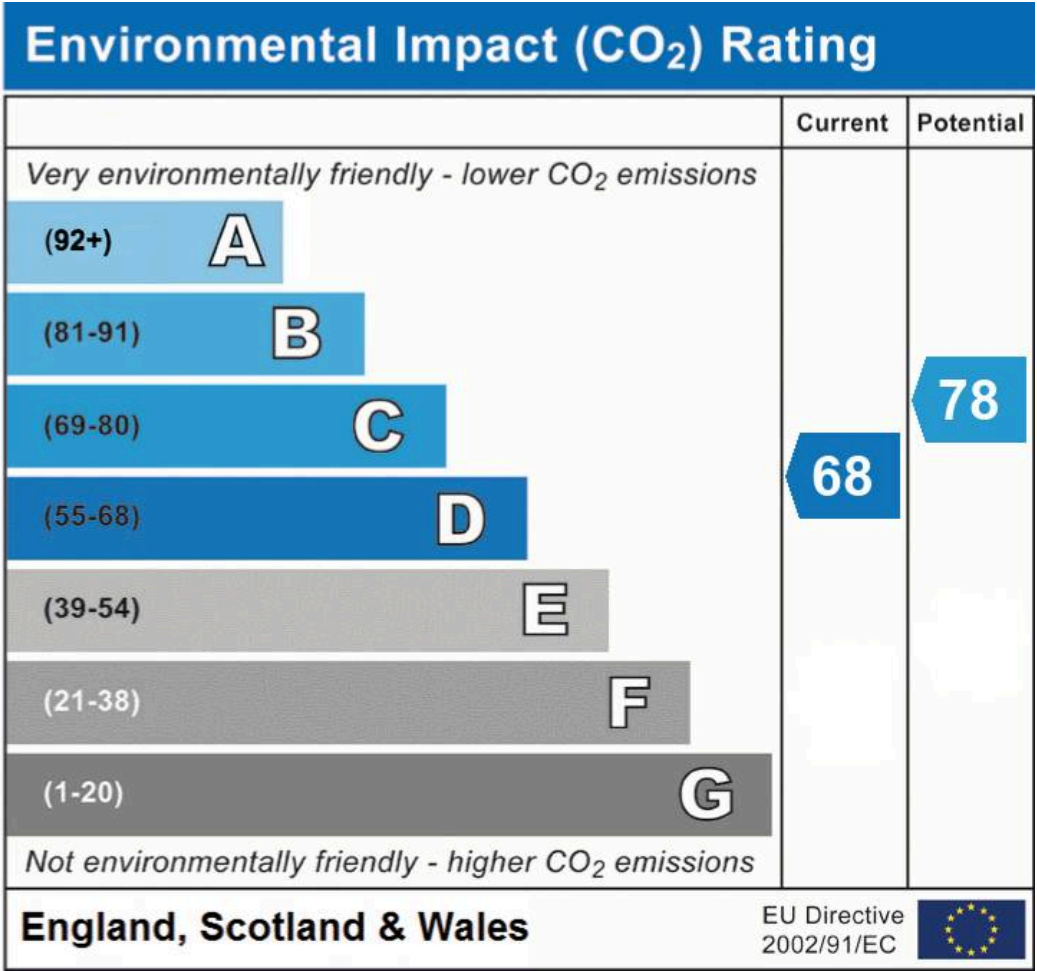
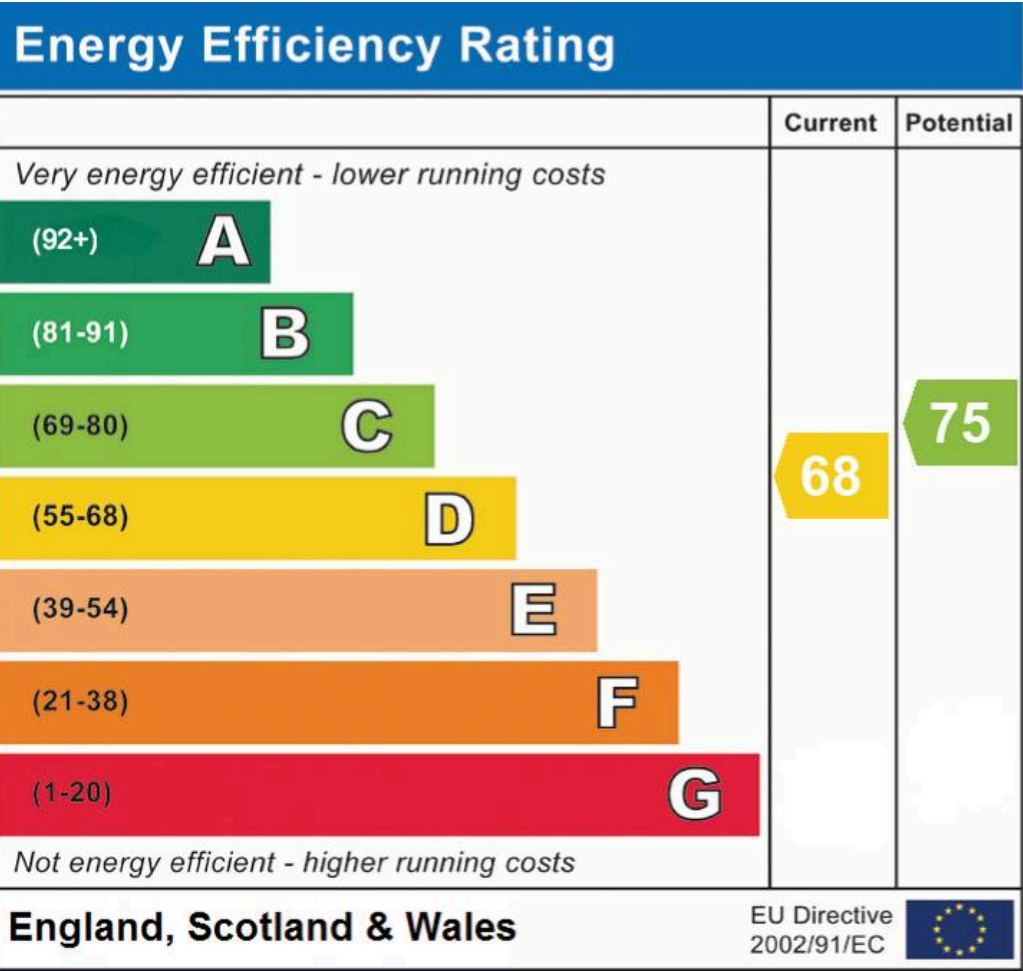
**First Floor**

**Approx. Gross Internal Floor Area 423 sq. ft / 39.34 sq. m**

Produced by Elements Property







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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.