



Pittville Circus Road, Pittville, GL52 2QH

Guide Price £210,000



Pittville Circus Road, Pittville, GL52 2QH

Beautiful 1-bed ground-floor apartment in Grade II listed building in Pittville. Elegant setting with communal grounds, allocated parking, and No Onward Chain. Period charm in sitting room, versatile dining area, modern kitchen, tranquil bedroom, and modern bathroom. Desirable location near Pittville Park and town centre. Share of Freehold, 900-year lease, Council Tax Band C. Measurements and details approximate. (Cook Residential).

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D



- Benefits From No Onward Chain
- Elegant Ground-Floor Apartment within a Grade II Listed Building
- Contemporary Kitchen and Modern Bathroom
- Beautifully Presented Throughout with Impressive Ceiling Heights and Period Features
- Prime Pittville Location within Walking Distance of Pittville Park and Cheltenham Town Centre
- Allocated Parking and Well-Maintained Communal Grounds



A beautifully presented one-bedroom ground-floor apartment forming part of a stunning Grade II listed building in the heart of Pittville, one of Cheltenham's most prestigious districts. The property enjoys an elegant setting with well-maintained communal grounds, allocated parking, and the added benefit of No Onward Chain.

Sitting Room: The sitting room exudes period charm and sophistication, featuring an impressive ceiling height, deep cornices, and large sash windows with plantation shutters that fill the space with natural light. A striking decorative fireplace forms the focal point, complemented by neutral décor and elegant proportions, creating an inviting space for both relaxing and entertaining.

Dining Room: Flowing seamlessly from the sitting room, the spacious dining area showcases the grandeur typical of Regency architecture, with a tall arched sash window and ornate ceiling cornice. This versatile room offers ample space for formal dining or could serve as a flexible home office or second reception area.

Kitchen: The contemporary fitted kitchen combines modern convenience with classic style. It features sleek white cabinetry, contrasting work surfaces, and integrated appliances including an oven, hob, and extractor. The design maximises both workspace and storage, with a stylish finish and wood-effect flooring that complements the period character of the home.

Bedroom: The generous double bedroom enjoys a tranquil position and continues the property's elegant theme with high ceilings and a tall sash window fitted with shutters. There are built-in wardrobes providing excellent storage while maintaining clean, uncluttered lines.

Bathroom: Finished to a modern standard, the bathroom is fitted with a white suite comprising a bath with shower over and glass screen, a wash basin set into vanity storage, and a low-level WC. Neutral wall tiles and a large mirror enhance the sense of light and space.

Additional Details:

- **Tenure:** Share of Freehold
- **Lease length remaining:** Approximately 900 years
- **Service Charge:** £1680 PA
- **Council Tax Band:** C

Location: Pittville Circus Road is perfectly placed within one of Cheltenham's most desirable areas, renowned for its elegant Regency architecture and proximity to the magnificent Pittville Park – home to ornamental lakes, landscaped gardens, and the historic Pump Room. The town centre is within walking distance, offering a superb array of boutique shops, restaurants, cafés, and cultural attractions. Cheltenham Spa Station provides direct services to major cities, while access to the motorway network is available via Junctions 10 and 11 of the M5.

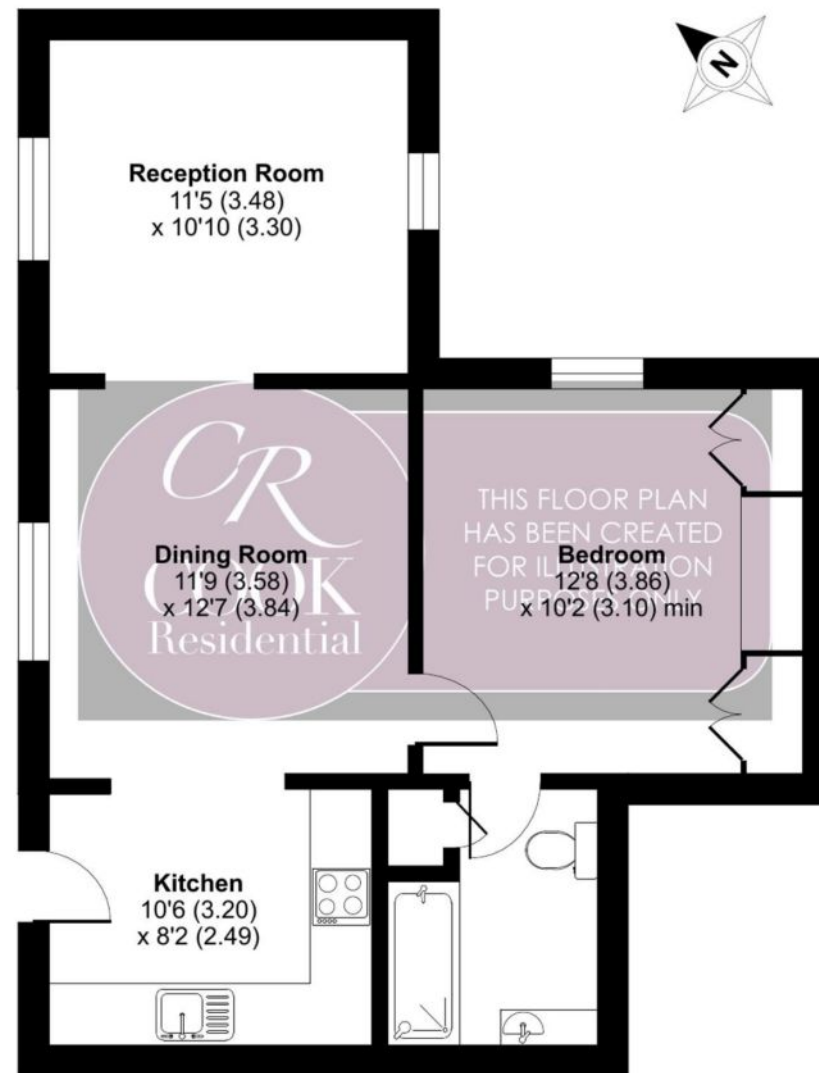
Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by the purchaser's solicitor. All measurements and details provided are for guidance only.



Pittville Circus Road, Cheltenham, GL52

Approximate Area = 596 sq ft / 55.4 sq m

For identification only - Not to scale



GROUND FLOOR





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.