



Star Court, Pittville Circus Road, Cheltenham, GL52 2GD

CR
Guide Price £200,000



Star Court, Pittville Circus Road

Pittville, GL52 2GD

Council Tax band: B

Tenure: Share of Freehold

Lease Length Remaining- 939 years

Annual Service Charge: Approx £1080

- No Onward Chain
- Upper-floor apartment requiring full modernisation
- Private balcony overlooking communal gardens
- Two double bedrooms, both with built-in wardrobes
- Well-maintained communal gardens to the front and rear
- Single en-bloc garage included





A two-bedroom upper-floor apartment situated within an established development along Pittville Circus Road, offered to the market with no onward chain. The property requires full modernisation throughout, presenting an excellent opportunity for buyers seeking a project in one of Cheltenham's most desirable districts. Benefitting from a private balcony, communal gardens to the front and rear, and a single en-bloc garage, this apartment offers scope to create a stylish home close to Pittville Park and the town centre.

Porch: The property is accessed via a secure communal entrance leading to the upper floors. A private porch opens into the hallway and provides a useful area for storing coats and shoes.

Hallway: A generous central hallway offering access to all rooms. The space includes wall-mounted electric heating and a built-in storage cupboard.

Sitting/Dining Room & Balcony: A spacious open-plan reception room enjoying large windows overlooking the mature communal gardens and offering ample room for both sitting and dining areas. A glazed door leads directly onto the private balcony, which provides pleasant views over the communal grounds and towards Pittville's tree-lined surroundings.

Kitchen: The kitchen requires full refurbishment and currently offers basic cabinetry, sink, storage units, space for appliances, and a window looking out to the side of the property.

Bedroom One: A double bedroom located to the front of the property, featuring a built-in wardrobe.

Bedroom Two: A further double bedroom positioned at the rear, also benefiting from a built-in wardrobe.

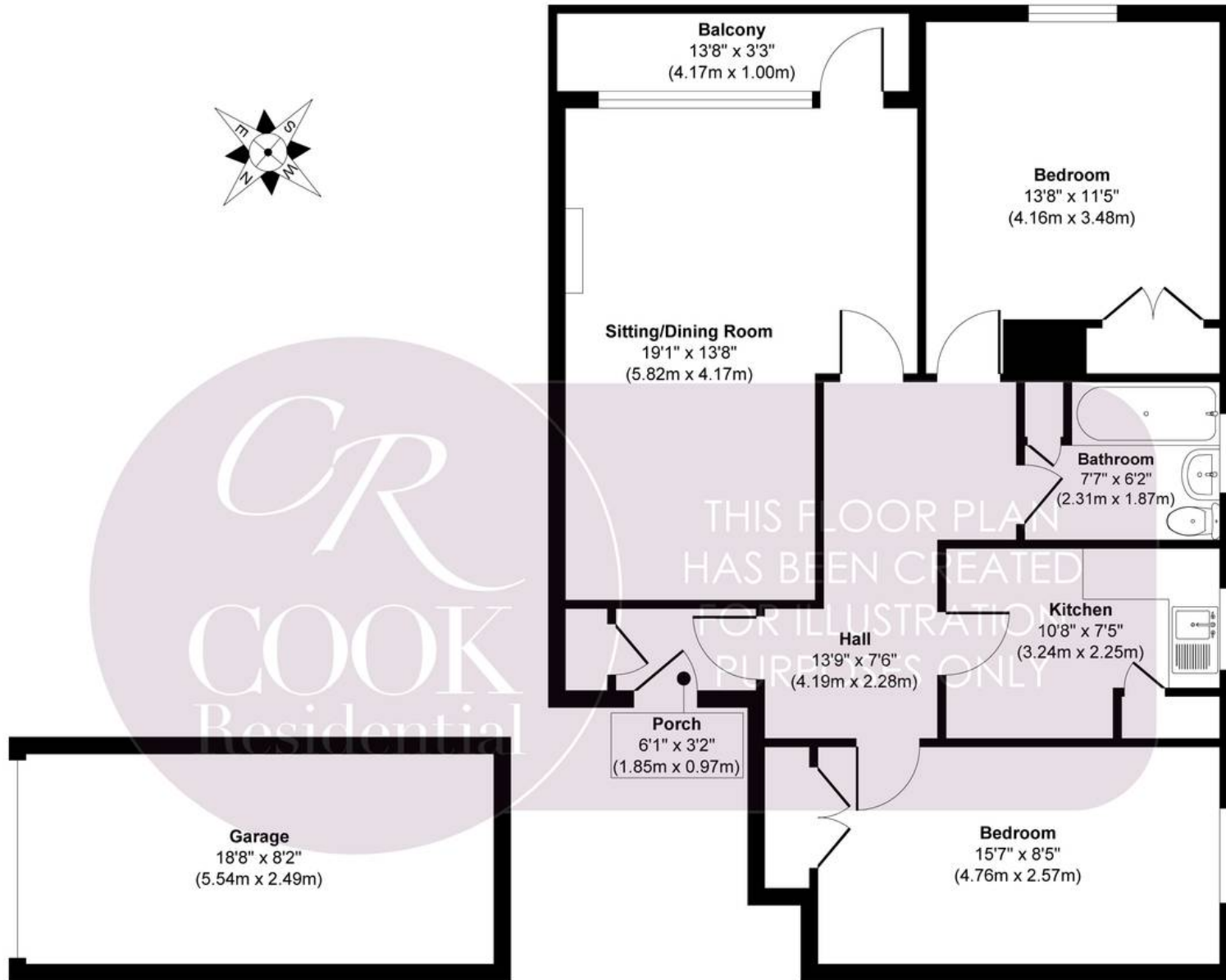
Bathroom: In need of full modernisation, the bathroom comprises a bath, washbasin, WC, and a window looking out to the side of the building, providing natural light.

Communal Gardens: Residents enjoy well-maintained communal grounds to both the front and rear of the building, offering lawned areas, mature trees, established borders, and drying space.

Garage: The property benefits from a single en-bloc garage located within the development, providing secure parking or additional storage.

Additional Details:

- **Tenure:** Leasehold With A Share of Freehold
- **Annual Service Charges:** Approx. £1080
- Lease Length Remaining: 939 Years
- **Council Tax Band:** B
- **Location:** 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.
- **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 purchaser's solicitor. All measurements and details provided are for guidance only.



Garage
Approximate Floor Area
148 sq. ft
(13.79 sq. m)

Floor Plan
Approximate Floor Area
794 sq. ft
(73.84 sq. m)

Approx. Gross Internal Floor Area 942 sq. ft / 87.63 sq. m (Including Garage)
Approx. Gross Internal Floor Area 794 sq. ft / 73.84 sq. m (Excluding Garage)

Produced by Elements Property





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