



Pittville Circus Road, Pittville, GL52 2QE

Guide Price £725,000





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Situated within the elegant and highly regarded Queensholme on Pittville Circus Road, this impressive first floor apartment offers exceptionally generous accommodation extending to approximately 1,888 sq. ft. Occupying a prime position within one of Pittville's most striking period buildings, the property beautifully combines grand proportions, elegant architectural features and wonderfully light living spaces.

Council Tax band: F

Tenure: Share Of Freehold

EPC Energy Efficiency Rating: D

- Elegant Three Bedroom Apartment Within A Striking Period Building
- Generous Accommodation Extending To Approximately 1,888 Sq Ft
- Magnificent Drawing Room With Bay Window And Period Fireplace
- Spacious Kitchen / Breakfast Room With Island And Breakfast Table
- Allocated Parking Space, En-Bloc Garage, And A Lift to All Floors
- Prestigious Pittville Location Close To Pittville Park And Cheltenham Town Centre





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Queensholme is an elegant period building dating back to the mid-1800s and was sympathetically converted and extended in 1999 to create eight luxurious apartments. The communal areas are particularly impressive, with a grand entrance hall featuring tall ceilings, ornate cornicing and an elegant sweeping staircase that reflects the architectural charm and character of the building.

Entrance Hall: A wide and welcoming entrance hall immediately sets the tone for the apartment, showcasing the wonderful proportions typical of a property of this era. High ceilings, decorative cornicing and bespoke fitted shelving create a striking gallery-like space while providing excellent storage and display areas.

Reception Room: The impressive drawing room is particularly light and airy, with tall windows and a striking bay that enhance the sense of space whilst offering attractive views across the grounds. A beautiful fireplace provides a focal point within the room, featuring an Art Nouveau style surround and elegant marble mantle shelf. This room comfortably accommodates both seating and dining areas, making it ideal for entertaining as well as relaxed everyday living.

Kitchen/Diner: A spacious and beautifully presented kitchen/diner, fitted with a comprehensive range of classic style cabinetry complemented by stone work surfaces. Integrated appliances include a double oven, wine fridge, dishwasher, fridge/freezer, hob and extractor hood. A central island forms the focal point of the room and features an adjoining breakfast table, creating a sociable space. Large windows allow plenty of natural light to fill the room, making it both practical and inviting.

Bedroom One: A wonderfully spacious principal bedroom featuring high ceilings and elegant period detailing that reflect the character of the building. Large windows allow plenty of natural light into the room, while built-in storage cupboards provide excellent practicality and symmetry within the space.

Bedroom One Ensuite: A generous ensuite bathroom fitted with a bath with shower over, wash hand basin and WC. The large window allows excellent natural light into the room, creating a bright and comfortable space.

Bedroom Two: A well-proportioned double bedroom featuring high ceilings and a large window that fills the room with natural light. Built-in wardrobes provide excellent storage, making this an ideal guest bedroom.

Bedroom Two Ensuite: Bedroom two benefits from its own ensuite fitted with a bath with shower over, wash hand basin and WC, providing excellent convenience for guests or family members.

Bedroom Three: A comfortable and versatile bedroom enjoying pleasant natural light and offering space for a bedroom or alternatively, a study or home office if required.

Shower Room: A modern shower room fitted with a walk-in shower enclosure, wash hand basin and WC, finished with neutral tiling and providing a practical additional bathroom.

Outside: The property is set within attractive and well-maintained communal grounds with both front and rear garden areas, featuring mature trees and established shrubs that enhance the setting of this elegant building. Of particular note is the historic Holm Oak tree positioned at the front of the grounds, a rare and impressive feature which is believed to have inspired the name Queensholme.

To the front of the building there is one allocated parking space, while to the rear an en-bloc garage with mains power is included with the apartment, providing additional parking or useful storage.

Tenure: Share of Freehold

Council Tax Band: F

Annual Service Charges: £9,266. 2026 is high due to exterior painting being done in May. The previous years service charge was approximately £3200. The management company is unable to confirm the level of service charge from January 2027, however, they have confirmed to us that the current level is set to afford a major works project that should not need repeating in the next 4-7 years. Please note that due to the service charge figure there may be limited lenders and we advise that you seek advice from a financial advisor / mortgage broker.

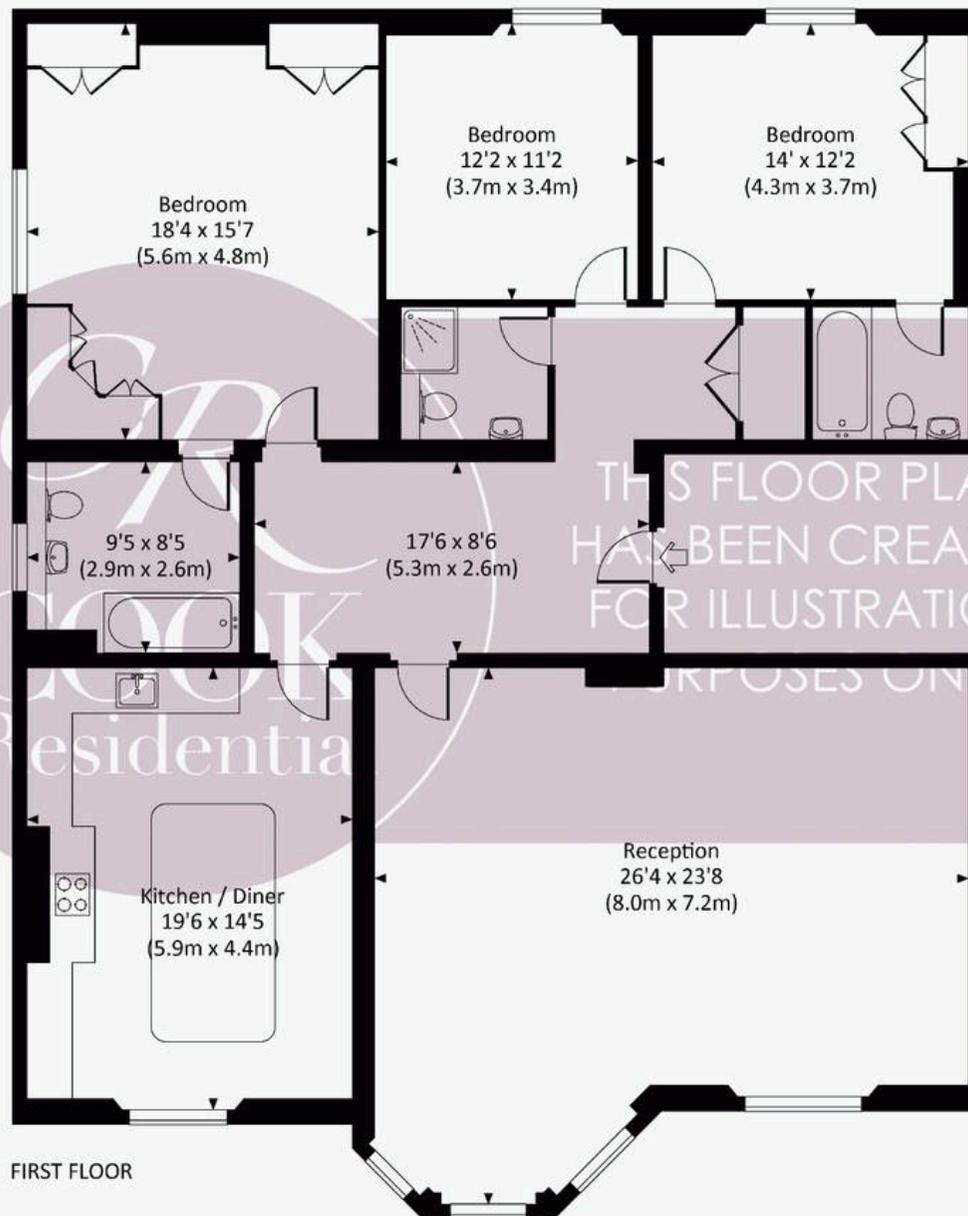
Location: Queensholme occupies a highly desirable position on Pittville Circus Road, one of Cheltenham's most prestigious residential addresses. The apartment is just a short distance from the beautiful Pittville Park and the historic Pittville Pump Room, offering scenic walks, and open green spaces. Cheltenham town centre is also within easy reach, providing a wide range of independent shops, restaurants, cafés and cultural attractions.

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.



HOLME, PITTVILLE CIRCUS ROAD, GL52

Internal area
5.4 Sq M.



FIRST FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Floor Plan not to scale and completed by a RICS surveyor.





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.