



Albert Road, Pittville, GL52 3JA

Guide Price £280,000





## Albert Road

Pittville, GL52 3JA

Situated within a well-maintained development in the Pittville area, this two-bedroom apartment offers well-proportioned accommodation, a private balcony and the benefit of a share of freehold. The property is offered to the market with no onward chain and enjoys a naturally light feel throughout. There is parking available immediately outside the building on a non-allocated basis, along with an indoor communal bike shed for residents, plus allocated shelf storage. There is a lift to all floors.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- No Onward Chain
- Bright Sitting/Dining Room With Balcony Access
- Private Balcony With Far-Reaching Views
- Share Of Freehold With 972 Year Lease
- Well-Maintained Development With Communal Library
- Parking Available On A First Come First Served Basis



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**Entrance Hall:** A central hallway providing access to all rooms, with a practical layout and the benefit of a built-in storage cupboard/wardrobe.

**Sitting/Dining Room:** A bright and spacious reception room, enhanced by large doors opening onto the balcony which allow an excellent level of natural light to flow into the space. The room offers clearly defined areas for both seating and dining, with an open outlook adding to the sense of space.

**Balcony:** Accessed directly from the sitting/dining room, providing a pleasant outdoor seating area with far-reaching views.

**Kitchen:** Fitted with a range of wall and base units, with work surfaces and tiled splashbacks. A built-in fridge-freezer, dishwasher and washer dryer are provided in a practical layout.

**Bedroom One:** A well-proportioned double bedroom with built-in wardrobes with large windows allowing plenty of natural light.

**Bedroom Two:** A second double bedroom also benefiting from large windows and good natural light.

**Shower Room:** Fitted with a walk-in shower, wash hand basin and WC, complemented by tiled finishes and a useful storage cupboard.

**Communal Areas:** The building benefits from well-kept and particularly attractive communal areas, including an impressive shared library/sitting room. This additional space provides a quiet and characterful area for residents and is a notable feature of the development. There is an internal allocated bike storage area and allocated storage shelving plus a communal workshop for DIY.

**Outside:** The property is set within maintained communal grounds, with an attractive entrance and staircase leading to the apartment. There is parking available immediately outside the building on a non-allocated basis. Residents have their own gated access to Pittville Park.

**Additional Information:**

**Tenure:** Share of Freehold

**Lease Length:** 972 years remaining

**Service Charge:** £2,700 Per Annum

**Council Tax Band:** C

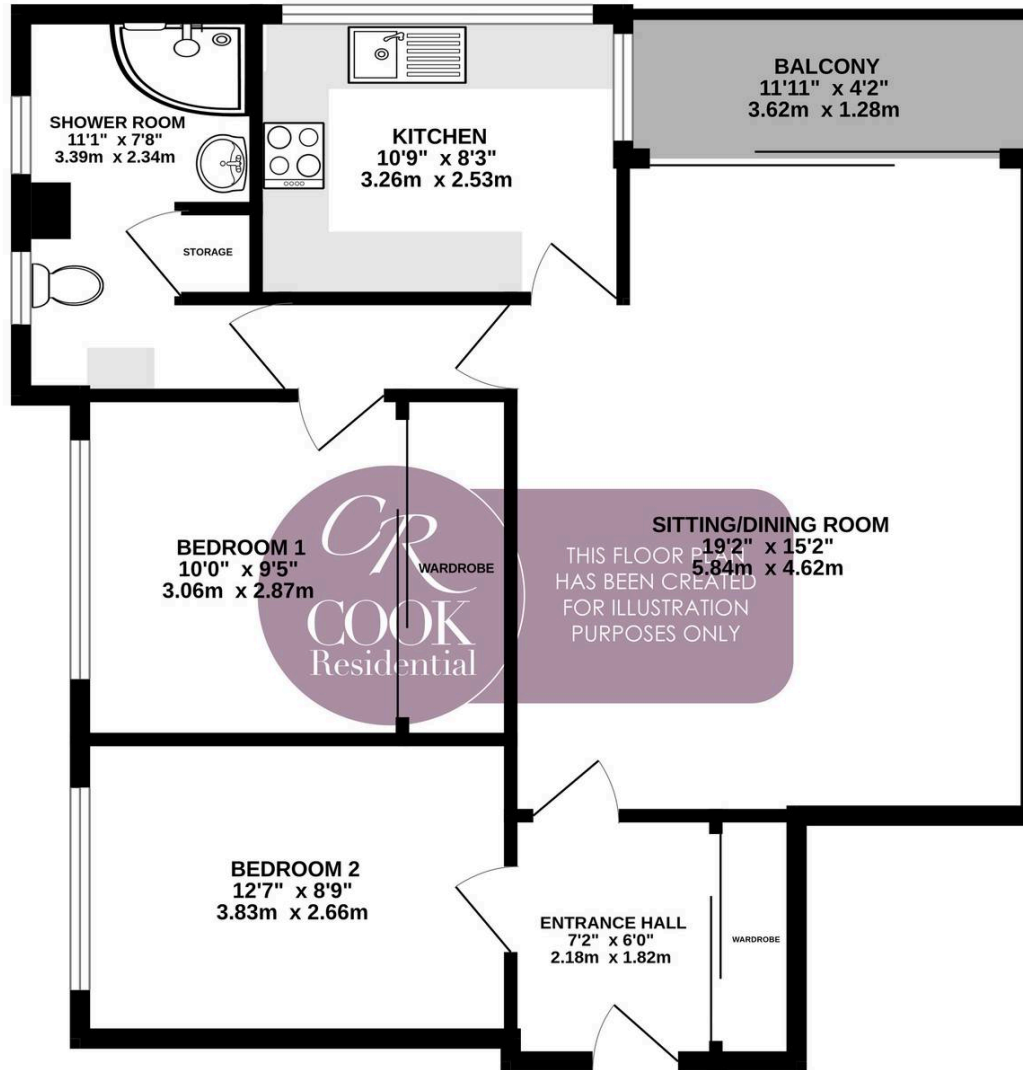
**EPC:** TBC

**Location:** Pittville is a popular area of Cheltenham, close to Pittville Park, the Pump Rooms and the town centre. A range of amenities are within easy reach, along with transport links.

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FIFTH FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Cook Residential

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