



Pittville Circus Road, Pittville, GL52 2GA

Guide Price £280,000



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A rare opportunity to acquire a generously proportioned ground-floor apartment in a prestigious residential location requiring full refurbishment. Offered with no onward chain.

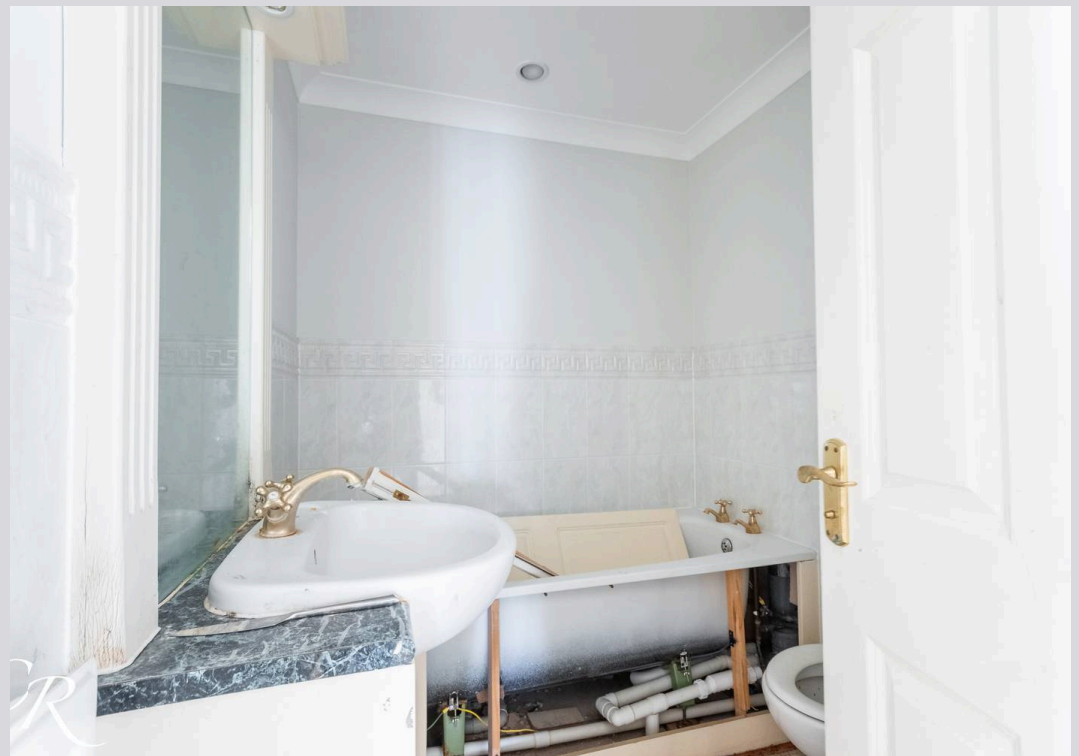
Council Tax Band: E

Tenure: Share of Freehold

EPC Energy Performance Rating: E

- No Onward Chain
- Sold As Seen
- Two Bedroom Two Bathroom Apartment In A Period Setting
- In Need Of Renovation Throughout
- Lift Access, Secure Electric Gates And A Well Maintained Communal Garden
- En bloc Single Garage Suitable For Storage or Motorbike
- Situated On a Highly Desirable Tree Lined Road A Stones Throw Away From Pittville Park





Set within an elegant period building on Pittville Circus Road, Apartment 5 presents a rare opportunity to acquire a generously proportioned ground-floor apartment in one of Cheltenham's most prestigious residential locations. Offered with no onward chain, share of freehold, and an exceptionally long lease of approximately 971 years, the property now requires full refurbishment, providing an exciting blank canvas for purchasers to modernise and add value.

Approach & Communal Areas: The development is accessed via secure electric gates, opening to a private driveway with en-bloc garage, along with additional parking available on a first-come, first-served basis. The building itself is well maintained and benefits from a lift serving all floors, while attractive, well-kept communal gardens wrap around the property and provide a pleasant outlook from many rooms.

Entrance Hall: The apartment is entered via a private entrance hall with useful storage, providing access to all principal rooms and setting the tone for the generous proportions found throughout.

Sitting / Dining Room: A particularly spacious reception room with ample space for both living and dining furniture. Large windows allow natural light to flood the room, while the proportions and layout offer excellent potential for reconfiguration or enhancement as part of a refurbishment scheme.

Kitchen: The kitchen is positioned adjacent to the living accommodation and is fitted with a range of wall and base units, integrated oven, gas hob and work surfaces. While now dated, the space offers a practical footprint with scope to redesign to suit modern tastes.

Bedroom One: A substantial principal bedroom featuring extensive built-in wardrobes and a fitted dressing area, offering excellent storage. The room benefits from pleasant outlooks over the communal grounds and is served by an en-suite.

Ensuite: Currently arranged with a shower enclosure, wash hand basin and WC, the en-suite provides further potential to be upgraded as part of the overall refurbishment.

Bedroom Two: A well-proportioned second double bedroom featuring a box bay window, creating a lovely sense of space and natural light. Ideal as a guest bedroom, home office or secondary double room.

Bathroom: The main bathroom includes a bath, wash hand basin and WC. Like the rest of the apartment, the room would benefit from modernisation, allowing buyers to tailor the finish to their own specification.

Additional Information: Sold as Seen

Tenure: Share of Freehold

Lease Length: 971 years remaining

Council Tax Band: E

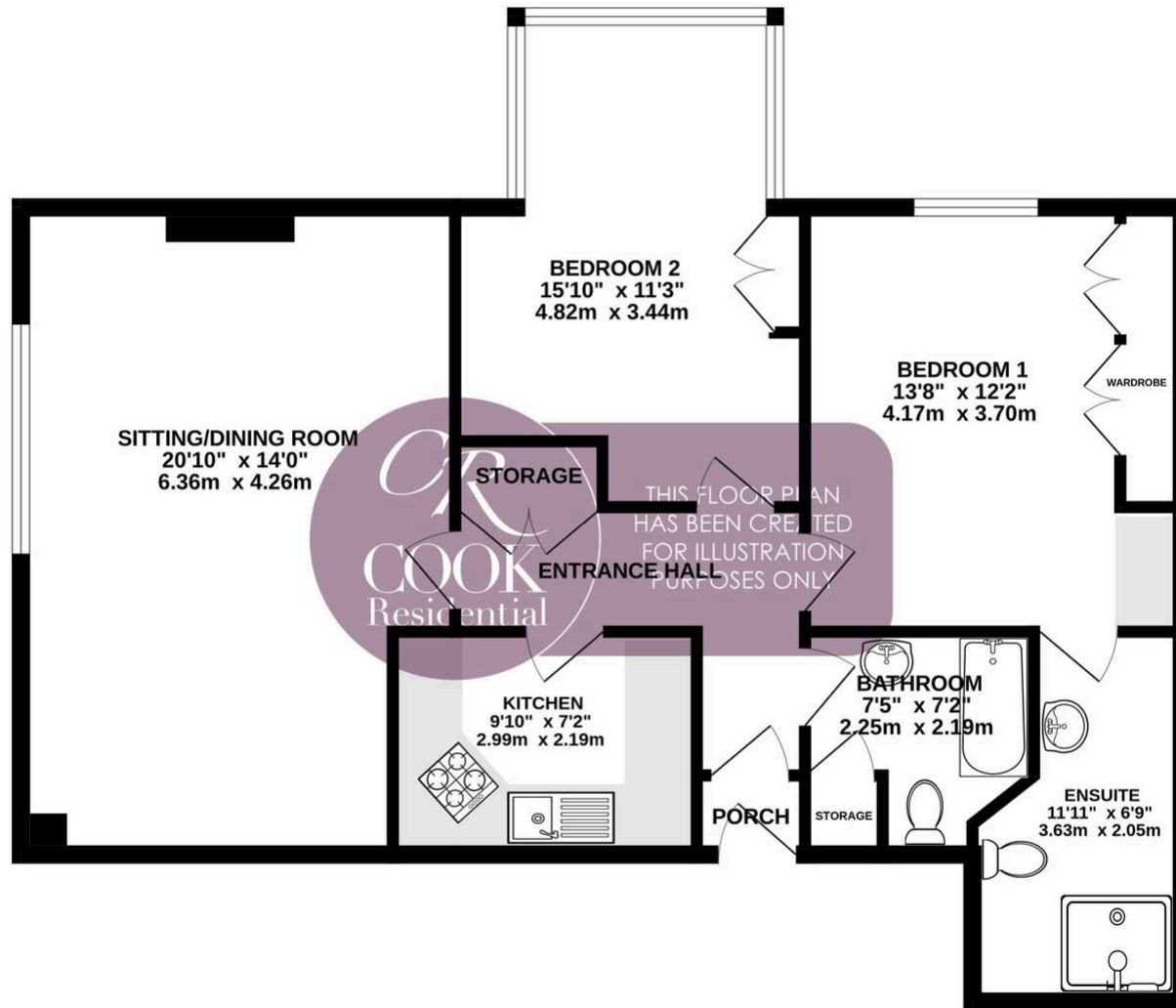
Service Charge: Approx. £2500, this will be confirmed during conveyancing

Location: Pittville Circus Road is regarded as one of Cheltenham's most desirable addresses, ideally positioned close to Pittville Park, with its lakes, gardens and Pump Room, while the town centre is within comfortable walking distance. Cheltenham is renowned for its Regency architecture, cultural festivals, excellent schooling and transport links, including mainline rail services to London Paddington.

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.



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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