



East Approach Drive, Pittville, GL52 3JE

Guide Price £300,000





## East Approach Drive, Pittville

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A well-presented two-bedroom third-floor apartment offered to the market with no onward chain, enjoying exceptional views towards the iconic Pittville Pump Rooms and surrounding Pittville Park.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating:

- No Onward Chain
- Share Of Freehold
- Two Bedroom Third Floor Period Apartment
- Views Towards Pittville Pump Rooms
- Sought-After Pittville Location
- Allocated Parking Space





A well-presented two-bedroom third-floor Georgian apartment offered to the market with no onward chain, enjoying exceptional views towards the iconic Pittville Pump Rooms and surrounding Pittville Park. Situated within a sought-after position the heart of Pittville, the property offers spacious accommodation, an allocated parking space, a share of the freehold, and a superb location within walking distance of amenities and the town centre.

**Reception Hall:** A large welcoming entrance hall providing access to all principal rooms. The hall offers excellent storage with a useful built-in cupboard and ample space for additional furniture if desired.

**Sitting/Dining Room:** A bright and spacious reception room with ample space for both living and dining areas. A large sash window frames attractive views towards the Pittville Pump Rooms and surrounding greenery, creating a wonderful outlook and allowing plenty of natural light to flood the room. A feature fireplace provides a focal point, while the generous proportions make this an ideal space for both relaxing and entertaining.

**Kitchen:** The kitchen is fitted with a range of wall and base units complemented by generous work surfaces and tiled splashbacks. There is space for freestanding appliances, while a window above the sink enjoys delightful views towards the Pittville Pump Rooms and surrounding greenery, making the most of the apartment's elevated position.

**Bedroom One:** A comfortable double bedroom enjoying a pleasant outlook through a large sash window. The room offers ample space for bedroom furniture and benefits from a bright and airy feel.

**Bedroom Two:** A versatile second bedroom which could equally serve as a guest room, home office, or study. The attractive arched window adds character while providing rooftop views across the surrounding area.

**Bathroom:** The bathroom is fitted with a white suite comprising a panelled bath with shower over and glass screen, wash hand basin with vanity storage beneath, and a low-level WC. Contemporary tiling and neutral décor complete the space.

**Parking:** The flat benefits from one allocated parking space to the rear of the building.

### **Additional Details**

**Tenure:** Share of Freehold

**Lease Length:** 955 Years

**Service Charge:** £1,200 Per Annum

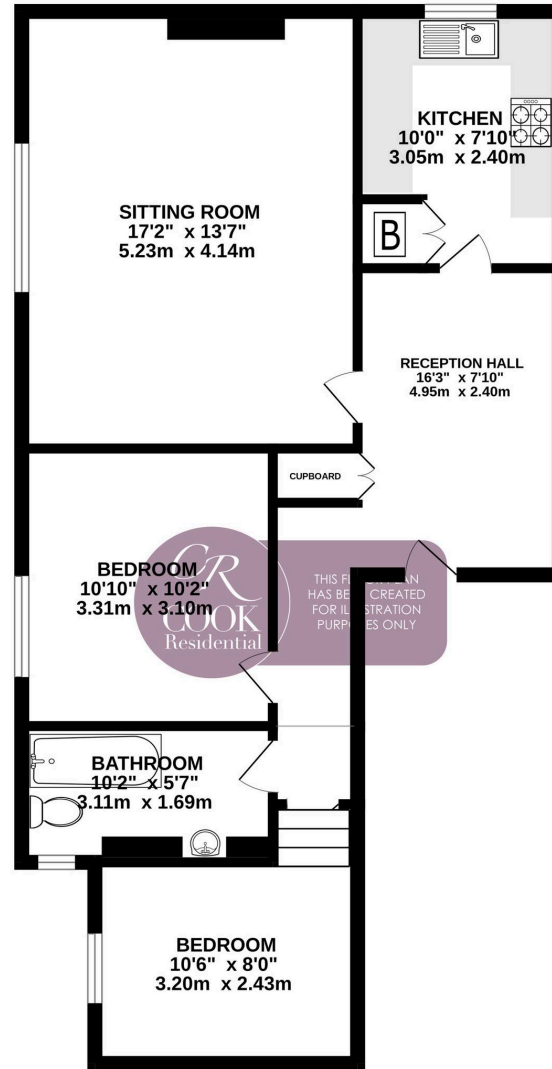
**Council Tax Band:** E

**Location:** The Gate House occupies a highly sought-after position within Pittville, one of Cheltenham's most desirable residential areas. Located opposite the historic Pittville Pump Rooms and adjacent to Pittville Park, residents can enjoy beautiful walks, lakes, and leisure facilities right on their doorstep. Cheltenham town centre is within easy reach, offering an excellent range of shops, restaurants, cafés, bars, and cultural attractions, together with excellent transport links and access to Cheltenham Spa railway station.

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THIRD FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



FLAT 8, THE GATE HOUSE, EAST APPROACH DRIVE

TOTAL FLOOR AREA: 697 sq.ft. (64.8 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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## Cook Residential

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