



St. Arvans Court Evesham Road, Cheltenham, GL52 3AA

Guide Price £215,000



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A spacious and well-proportioned two-bedroom ground floor apartment enjoying a superb position backing directly onto Pittville Park.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Onward Chain
- Ground Floor Apartment With Private Patio Garden
- Long Lease Length
- Two Double Bedrooms
- Backing Directly Onto Pittville Park
- Single Garage Together With Resident and Visitor Parking
- Some of the marketing images have been digitally staged for illustrative purposes only. Furniture, décor and accessories have been added to help demonstrate the potential layout and scale of the rooms





A spacious and well-proportioned two-bedroom ground floor apartment enjoying a superb position backing directly onto Pittville Park. Forming part of the well-maintained St Arvans Court development on the sought-after Evesham Road, this light-filled apartment offers generous accommodation throughout, together with a private patio garden, beautifully maintained communal gardens, garage, resident and visitor parking, and a Share of Freehold. Offered to the market with no onward chain, the property presents an excellent opportunity for purchasers wishing to personalise a home in one of Cheltenham's most desirable locations.

Virtual Staging Disclaimer: Some of the marketing images have been digitally staged for illustrative purposes only. Furniture, décor and accessories have been added to help demonstrate the potential layout and scale of the rooms. The property is offered unfurnished.

Entrance Hall: A welcoming entrance hallway providing access to all principal rooms. Benefiting from two useful storage cupboards together with an additional airing cupboard, offering excellent everyday practicality.

Sitting/Dining Room: A beautifully proportioned reception room filled with natural light from the large sliding patio doors, which open directly onto the private patio garden. A feature fireplace creates an attractive focal point, whilst the generous proportions provide ample space for both comfortable seating and formal dining, making this an ideal room for relaxing or entertaining.

Kitchen: A well-sized fitted kitchen offering an excellent range of wall and base units with generous worktop space and a pleasant outlook over mature trees. There is ample room for appliances and a breakfast bar, together with further potential for a purchaser to modernise and create a contemporary kitchen to suit their own style.

Bedroom One: A generous principal double bedroom overlooking the private patio, complete with a built-in wardrobe and additional storage cupboard, providing excellent storage.

Bedroom Two: A further spacious double bedroom, ideal as a guest bedroom, home office or hobby room, also benefitting from a built-in wardrobe.

Shower Room: Fitted with a walk-in shower, wash hand basin and WC, together with a fitted mirrored storage cabinet and natural light from the side aspect window.

Outside: One of the apartment's standout features is the private paved patio garden, offering a wonderful space for outdoor seating, entertaining or container planting. The patio enjoys a peaceful outlook with mature planting and direct access from the sitting room, creating a seamless connection between inside and out.

Communal Gardens: In addition to the private patio, residents enjoy access to beautifully maintained communal gardens surrounding the development. The grounds are attractively landscaped with mature trees and established planting, creating a peaceful setting while enjoying direct access to the wonderful open spaces of Pittville Park beyond.

Additional Details:

- Share of Freehold
- Leasehold with approximately 999 year lease
- Service Charge: £2,040 per annum
- Ground Rent: £52.50 per annum
- Council Tax Band: C
- No Onward Chain

Parking: The property benefits from a single garage together with resident and visitor parking within the development.

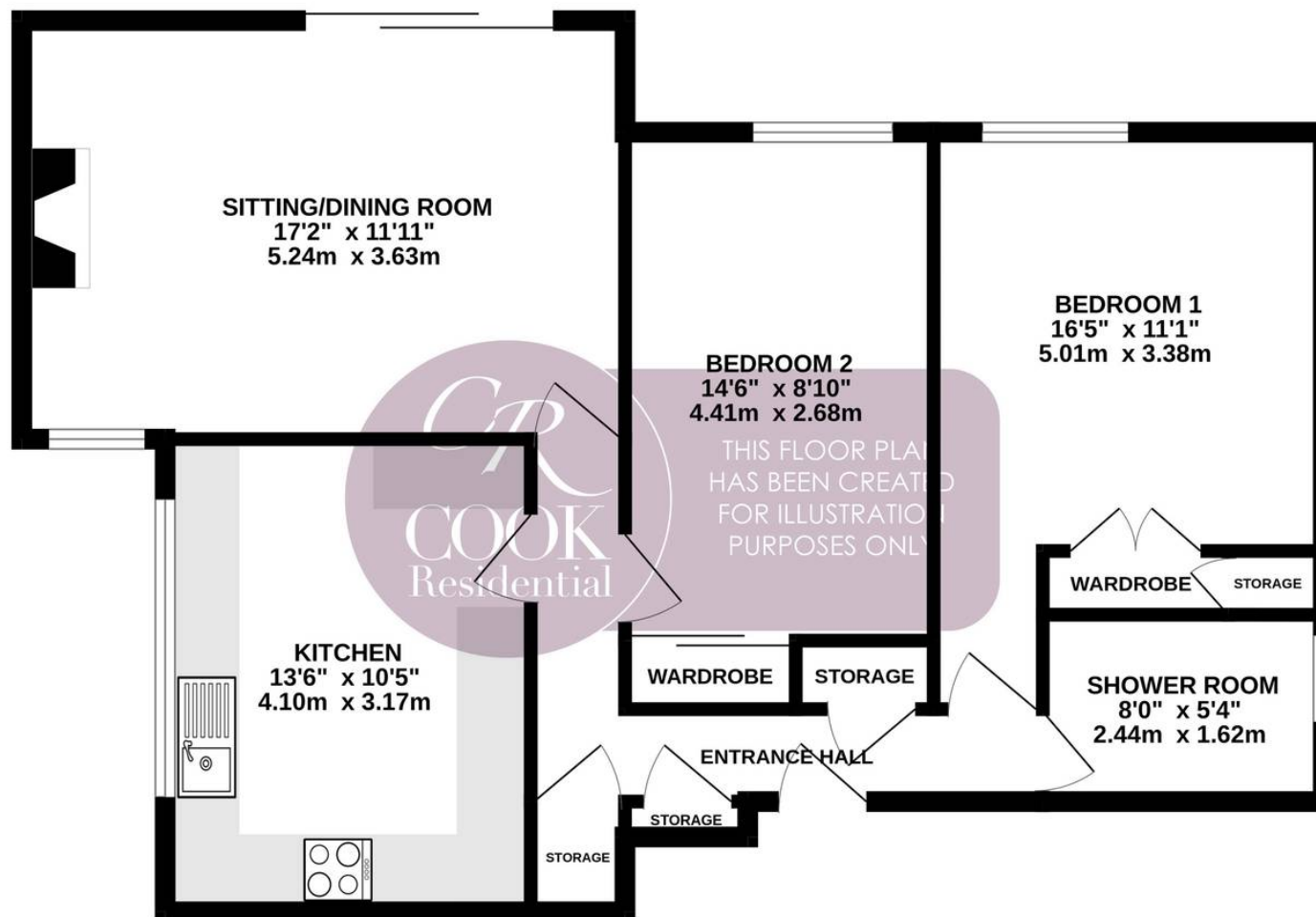
Location: St Arvans Court occupies an enviable position on Evesham Road, backing directly onto the beautiful Pittville Park with its picturesque lakes, cafés, children's play areas and historic Pump Rooms. Cheltenham Racecourse is within easy walking distance, whilst the town centre, Montpellier and Prestbury all remain easily accessible. Excellent transport links, local amenities and highly regarded schools are also nearby, making this an exceptionally convenient and desirable location.

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GROUND FLOOR

758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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