



Flat 2, Regency Lodge, 69 Pittville Lawn, Cheltenham, Gloucestershire

A fabulous first floor apartment overlooking Pittville Park.

Description

This elegant two bedroom first floor apartment is situated in the popular area of Pittville Park. The building is Grade II listed and has excellent views overlooking the Park.

The well-proportioned accommodation briefly comprises an entrance hall, 21 ft. drawing / dining room, separate kitchen and two generous bedrooms, one with ensuite, and a family bathroom. There are tall ceilings throughout the apartment with large sash windows providing ample natural light.

Outside, there is a generous driveway and a rear driveway for parking. There is also a communal garden and a lower ground storage area exclusively for this apartment.

Location

The leafy and very popular residential district of Pittville is renowned for its large ornamental park, lakes and the famous Pump Rooms. Pittville Circus encircles a small central park dotted with a selection of mature trees and surrounded by a number of classical period town houses and elegant villas.

The house itself is situated midway between the Town centre and the Racecourse, just a short walk to each and within easy reach of local amenities. Access to London Paddington from Cheltenham train station is just over 2 miles away, whilst access to the M5 motorway network is just 4 miles away.





Property Information

Services All mains services are connected to the property.

Local Authority Cheltenham Borough Council 01242 262626

Council Tax Band B

Guide Price £535,000

Outgoings Current maintenance charge: £179.55 per month

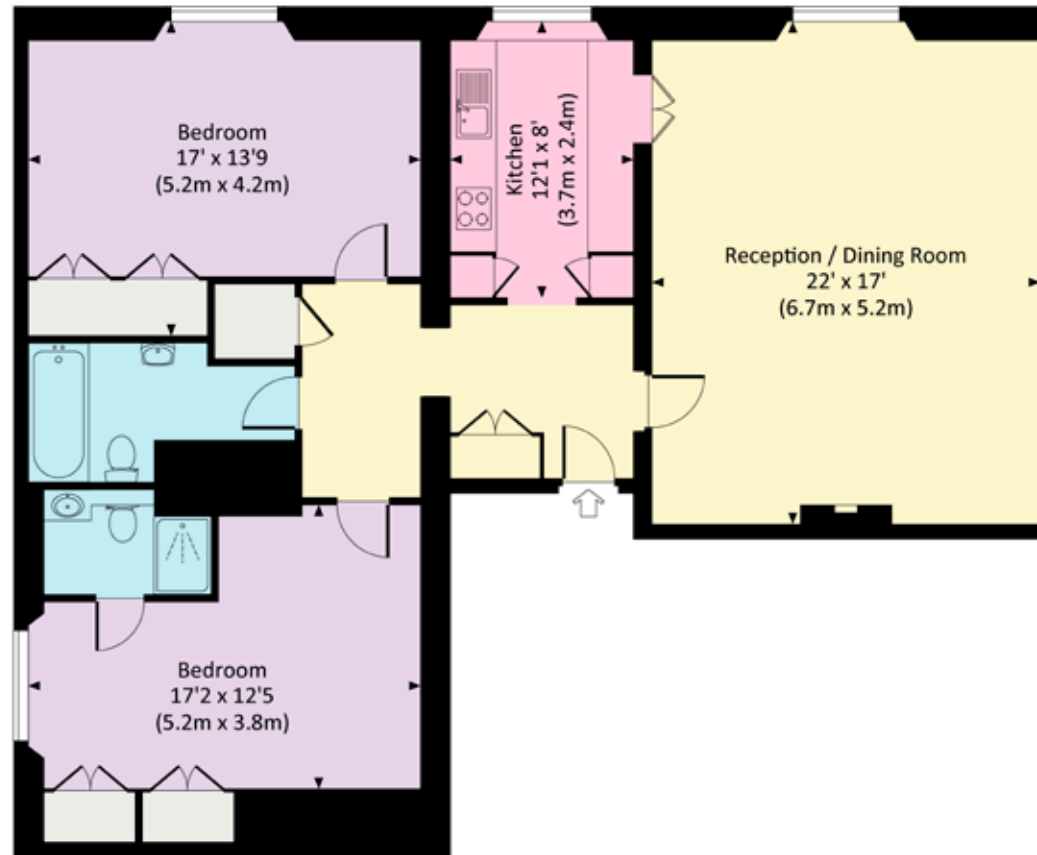
Agents Note No Pets

Tenure Share of Freehold Lease attached has 965 years remaining.

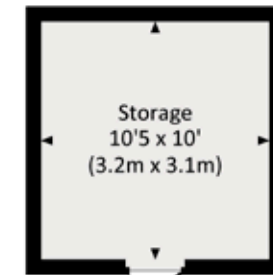
Approximate Gross Internal Floor Area

Total Area: 116 sq.m / 1,249 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



FIRST FLOOR



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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