

Pittville

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ESTATE AGENTS

Pittville

Lakeside Court, East Approach Drive, Pittville, Cheltenham, GL52 3JE

£275,000 Leasehold

A spacious, 2 double bedroom, apartment with a garage and south facing balcony enjoying superb far reaching views to Leckhampton Hill.

SOUTH FACING BALCONY • entrance hall • spacious living/dining room • kitchen • 2 bedrooms • bathroom • garage • sought after location • modernisation/total modernisation required

Description

A spacious 3rd floor apartment situated in this modern building, set along a pretty no-through road just a few minutes walk from the beautiful Pittville Park. This apartment, now requiring modernisation/up-grading throughout, comprises a reception hall, c.20' living/dining area with door leading to the south facing balcony which enjoys far reaching views to Leckhampton Hill, a kitchen, 2 double bedrooms with built-in wardrobes, and a bathroom. The property further benefits from warm air heating, lift access, garage, and additional brick store. Service Charge - £1800 per annum. No pets allowed. Cheltenham Borough Council - Tax Band C.

Further Information:

Lease 999 years from 1962 - Share of Freehold. Service Charge £1800 per annum. Pets No

Local Authority Cheltenham Borough Council. **Tax Band** C. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Warm Air Heating. Purchasers should carry out their own investigations regarding the suitability of these services.



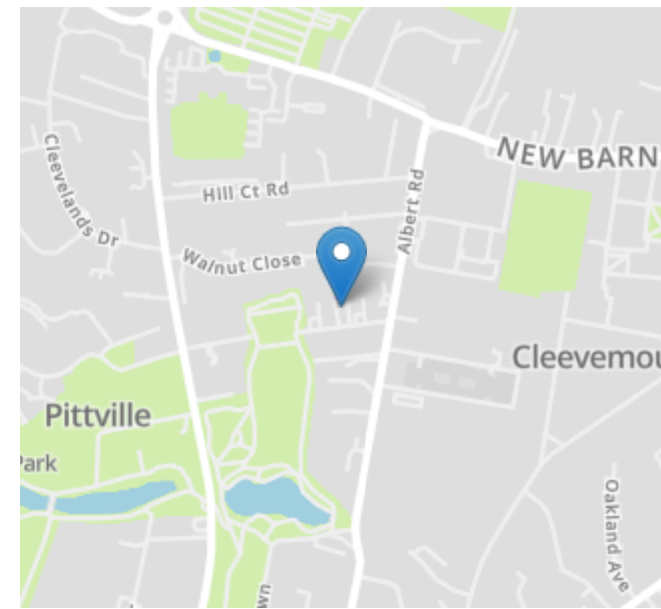
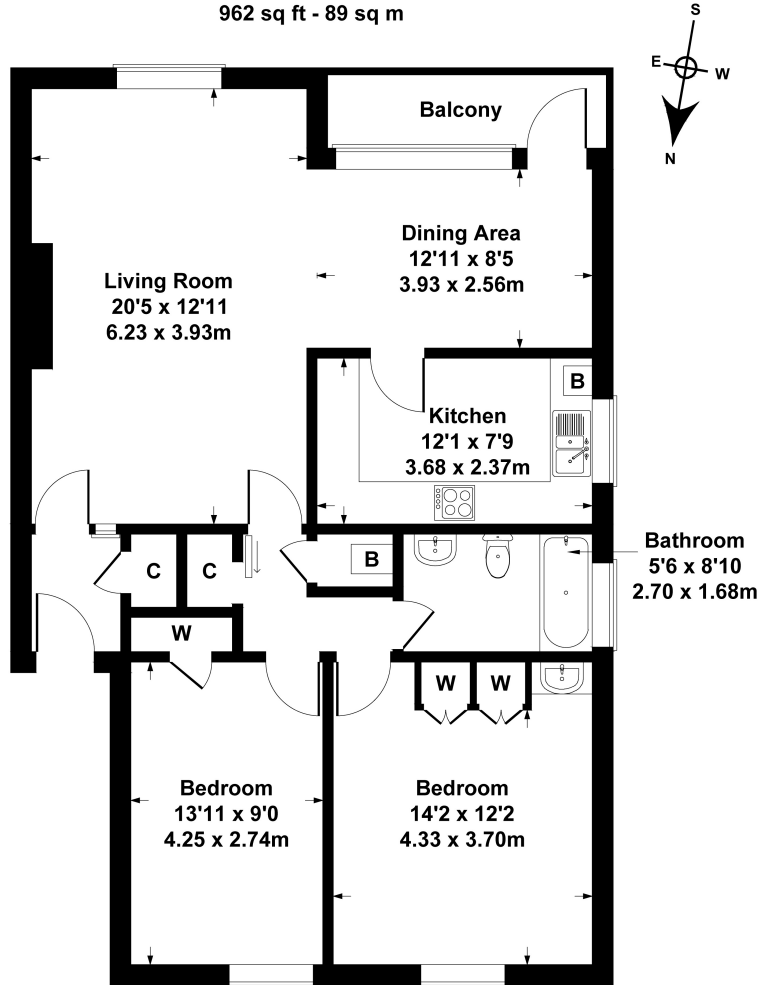


Situation

Pittville is a premier central location, close to the world famous Prestbury Park Racecourse, Pittville Park, the Pump Rooms, and only a short distance from the town centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

Flat 7 Lakeside Court

Approximate Gross Internal Area
962 sq ft - 89 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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