



Pittville

 Nick  
**GRIFFITHS**  
ESTATE AGENTS

# Pittville

## Hartley Court, Pittville Circus Road, Cheltenham, GL52 2QE

### £375,000 Leasehold Share of Freehold

**A superb 2 double bedroom, upper ground floor, apartment with allocated parking, situated in this sought after tree lined road.**

BEAUTIFULLY PRESENTED • reception hall • utility cupboard • 20' living/dining room • modern fitted kitchen • 2 double bedrooms • bathroom & en suite shower room • access to balcony • allocated parking space • communal garden • sought after location • platform lift

#### Description

A delightful upper ground floor, purpose-built, apartment enjoying spacious accommodation throughout and within walking distance of the town centre. This contemporary apartment has been beautifully upgraded by the current owner and offers a welcoming entrance hallway with a built-in utility cupboard, an impressive L-shaped living/dining room with French doors to a Juliet balcony and windows to front and side aspects allowing plenty of light, double doors lead into the recently refitted kitchen with a range of sleek grey wall and base units and built-in appliances. There are 2 double bedrooms, the principal bedroom with a refurbished en suite shower room and double doors giving access to an east facing balcony. The modern bathroom has a white suite with built-in vanity storage. Outside, there is a communal garden to the rear of the building and an allocated car parking space behind electric gates. The apartment further benefits from double glazing, bicycle space, disabled platform lift, and a security entry phone system.

#### Further Information:

**Lease** 125 years from November 2005 with a Share of the Freehold. **Service Charge** £2,472.00 per year (reviewed annually). **Freeholder** Hartley Court (Pitville Circus Road) Management Ltd. **Management Company** CMG Leasehold Management Ltd. **Short Term Lets** Not permitted.

**Local Authority** Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Electric. **Broadband** Fibre To The Cabinet connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





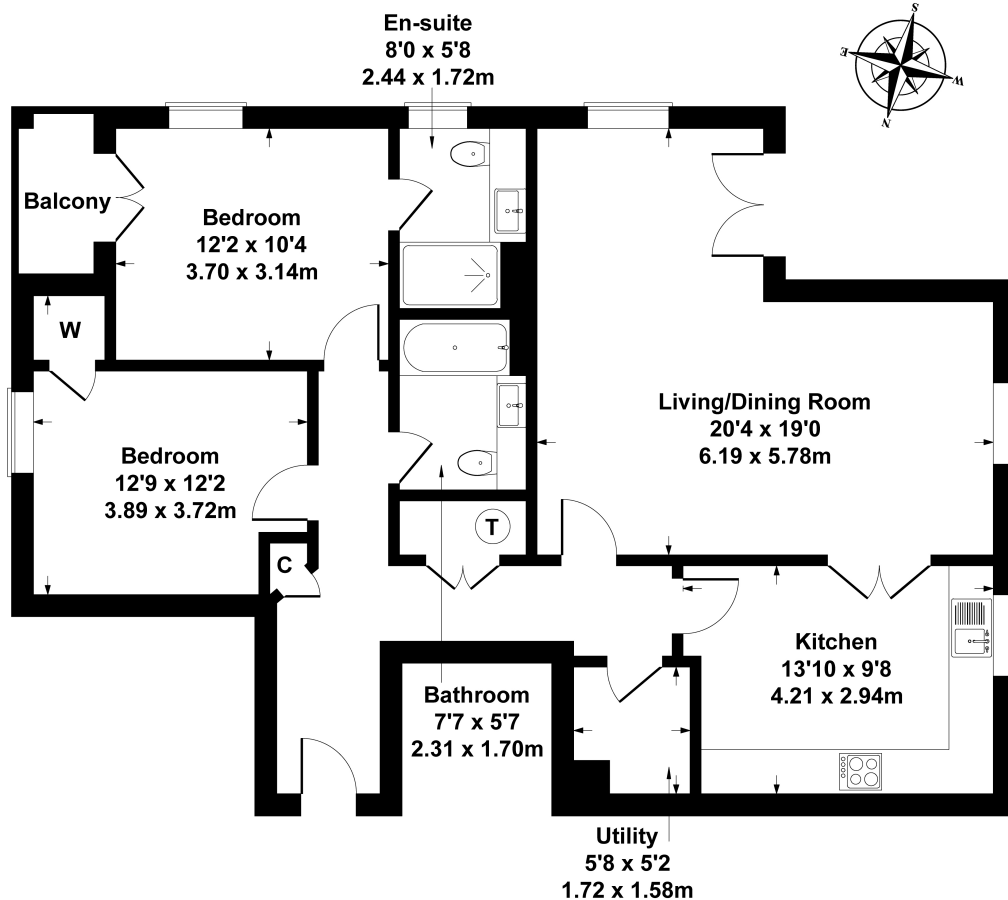


### Situation

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

# 5 Hartley Court

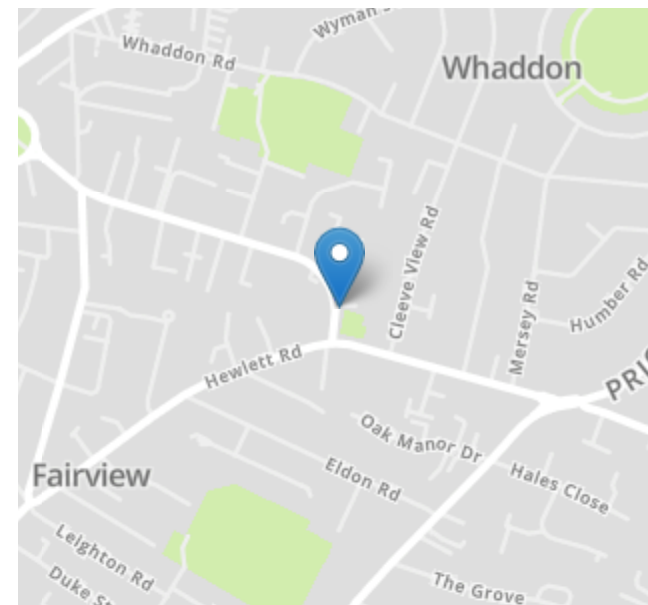
Approximate Gross Internal Area  
1001 sq ft - 93 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



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

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