



Pittville



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Portland Gardens, 113 Winchcombe Street, Cheltenham, GL52 2NQ

£260,000 Leasehold Share of Freehold

A beautifully presented 2 bedroom, first floor, apartment with gated parking, just a short stroll from the town centre.

NO ONWARD CHAIN • entrance hall • living/dining/kitchen area • 2 bedrooms • en suite shower room • family bathroom • gated parking • manicured communal gardens • easy walking distance to town centre

## Description

This luxury apartment is approached via electronic gates to allocated secured parking and situated within manicured communal gardens. Built by David Deacon approximately 8 years ago, just a short walk from the town centre, this beautifully presented apartment is offered for sale with no onward chain. The well designed accommodation comprises an entrance hall, c. 21ft living/dining/kitchen area providing open plan living with bespoke fitted furniture, a well appointed kitchen with an attractive range of matching units and high quality built-in appliances, 2 bedrooms, en suite shower room to the principal bedroom, and separate family bathroom.

## Further Information:

**Lease** 999 years from March 1990 with share of freehold. **Service Charge** £1344.00 per year (reviewed annually). **Freeholder** Maple (388) Ltd.

**Management Company** Cambray Property Management. **Short Term Lets** No. **Pets** At the discretion of the management company.

**Local Authority** Cheltenham Borough Council. **Tax Band** C. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

**Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

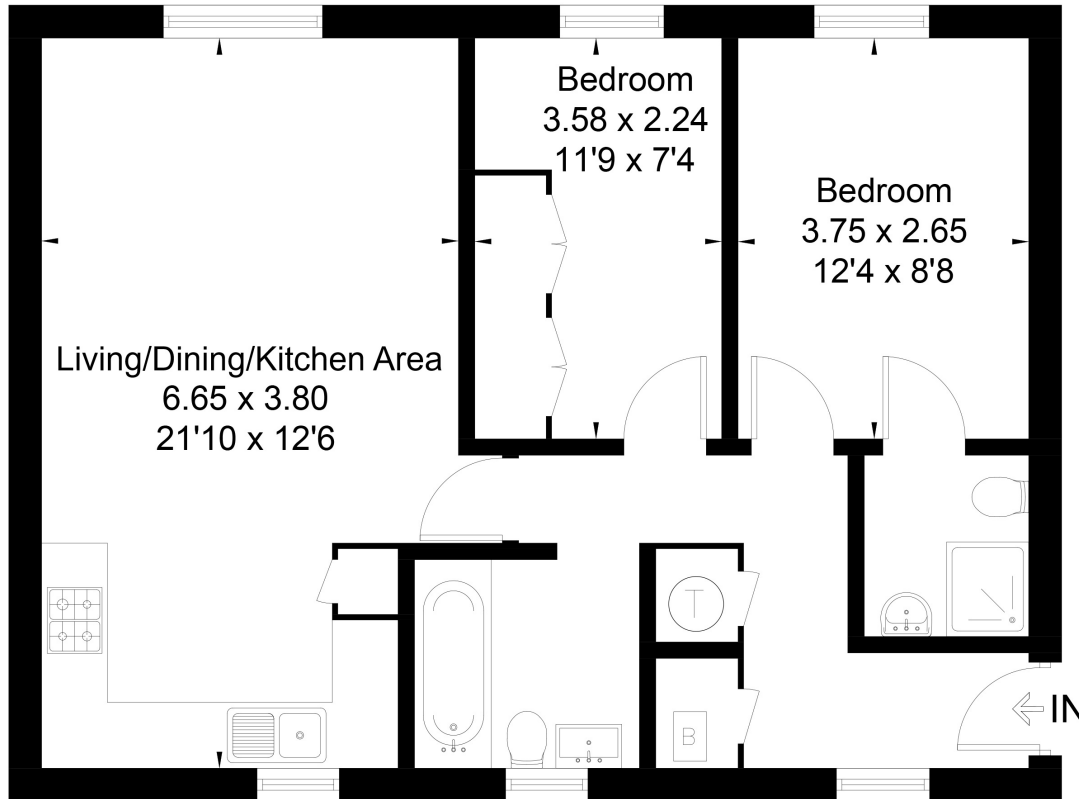




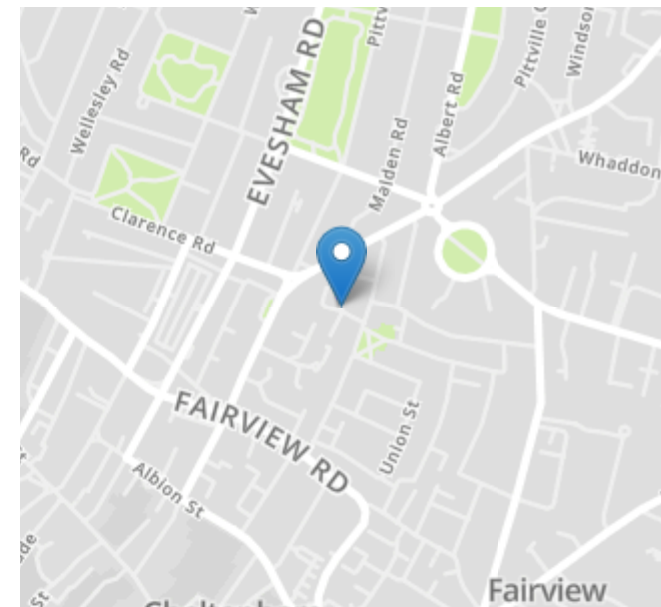
### Situation

Portland Gardens is situated within 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.


Approximate Floor Area = 59.9 sq m / 645 sq ft



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69954

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