



Pittville Circus

Nick Griffith
For Sale

 Nick
Griffith
ESTATE AGENTS

Terhill House

Pittville Circus, Pittville, Cheltenham, GL52 2PX

Guide Price £339,950 Leasehold

A splendid lower ground floor apartment just under 1000ft² in this recently renovated period property.

NO ONWARD CHAIN • large reception hall • open plan kitchen/living room • 2 double bedrooms • 2 bath/shower rooms • allocated parking • 999 year lease

Description

A wonderful lower ground floor apartment that forms part of this impressive, Grade II listed, and recently renovated period villa. The accommodation includes a large reception hall, and a lovely open plan kitchen/dining/living area with double sash windows, quality integrated appliances and offers a great social space. There are 2 double bedrooms, the master with an en suite and double shower, and a further bathroom with shower over the bath. Externally, there is allocated parking, a bin store, and a bike rack. The property benefits from gas central heating, and no onward chain. Cheltenham Borough Council Tax Band A; Lease - 999 years; Service Charge - £2065.38

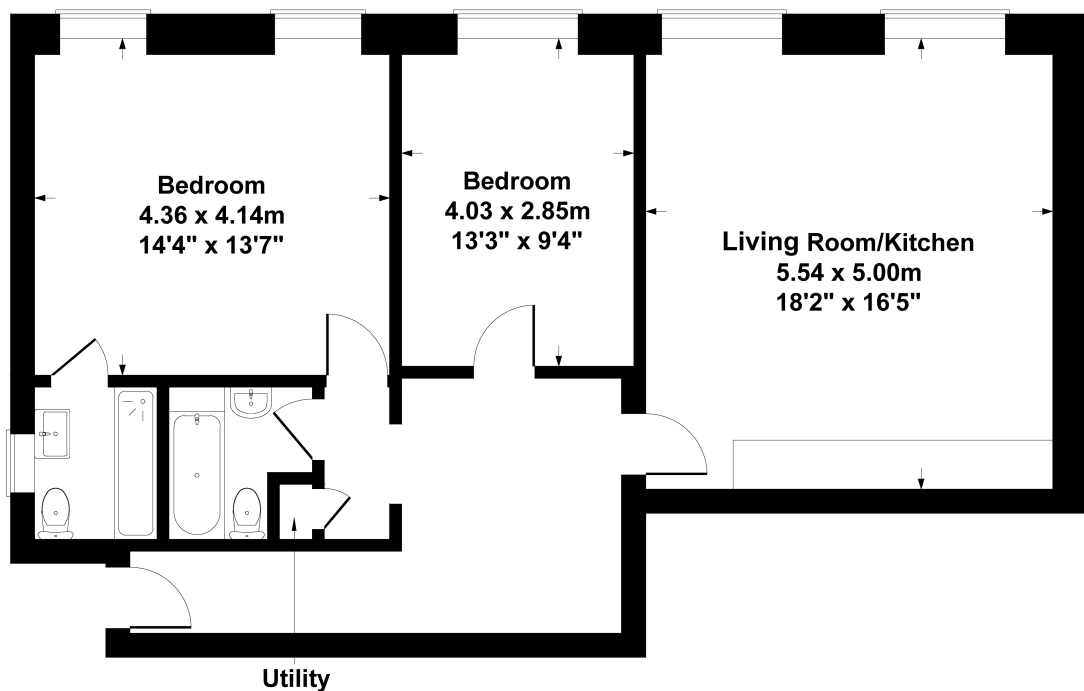




Situation

Pittville Circus is a premier central location close to the world famous Prestbury Park Racecourse, Pittville Park, the Pump Rooms, and it's only a few hundred yards 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.

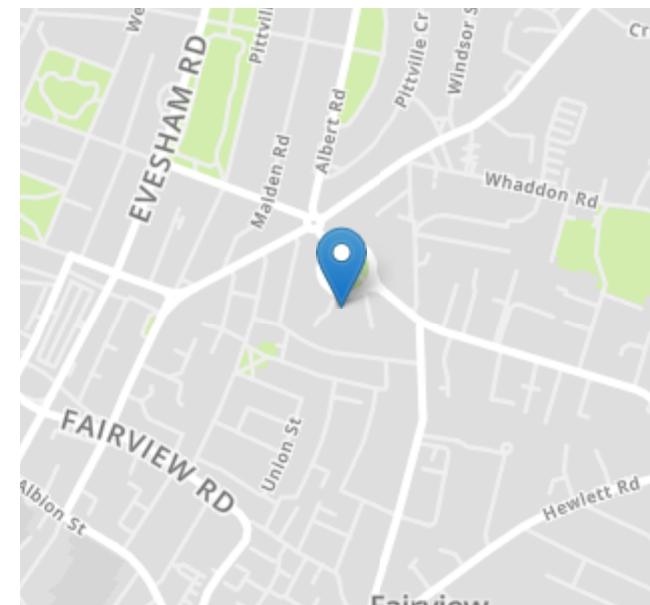
Approximate Gross Internal Area
86 sq. metres (926 sq. feet)



Lower Ground Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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