



Pittville

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Albert Court, Albert Road, Cheltenham, GL52 2TN

£765,000 Freehold

A stunning 4 bedroom town house with a garage, residents parking, and a landscaped garden, situated in this wide tree lined avenue close to Pittville Park.

Reception hall • living room • dining room • kitchen/breakfast room • utility room • cloakroom • 4 double bedrooms • 2 luxury bath/shower rooms • small garage • residents parking • landscaped garden • sun terrace • double glazing & gas central heating • pedestrian gated rear access

Description

A beautifully presented and recently upgraded 4 storey town house, set back from this wide sought after road just a short walk from the town centre, Pittville Park, and the Racecourse. The accommodation includes a reception hall, magnificent kitchen/dining room with fully retractable bi-folding doors to the rear garden, a separate utility room, and a ground floor cloakroom. Upstairs, there is a good size first floor dining room and living room with access to the sun terrace overlooking Pittville Crescent. On the second and third floors, there are 4 double bedrooms and 2 luxury bath/shower rooms. Outside, there is residents off-road parking, a small single garage, and a lovely landscaped rear garden with gated pedestrian rear access.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** E. **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.

Please note There is an annual maintenance fee of £240.00 for upkeep of the gardens.



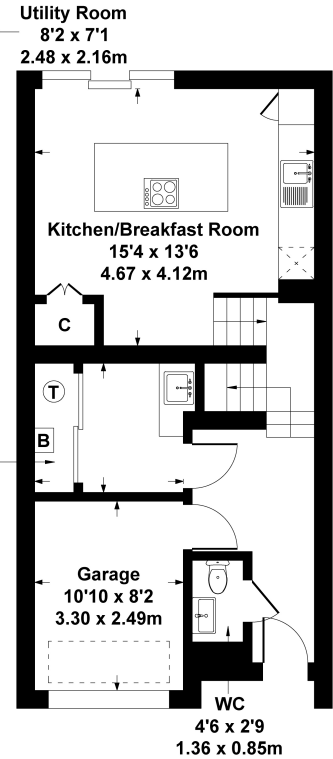


Situation

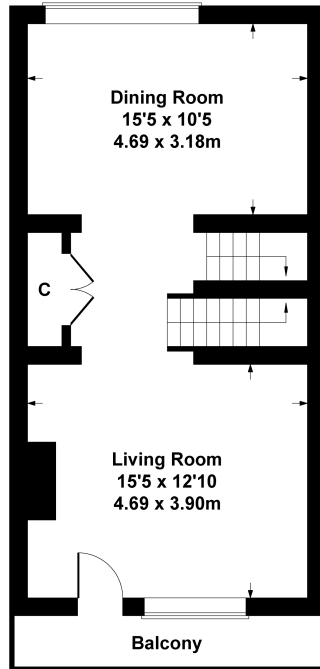
Albert Road is a sought after central location, close to the world famous Prestbury Park Racecourse, Pittville Park, and the Pump Rooms. It is also only a few hundred yards from the town centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping and horse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

1 Albert Court

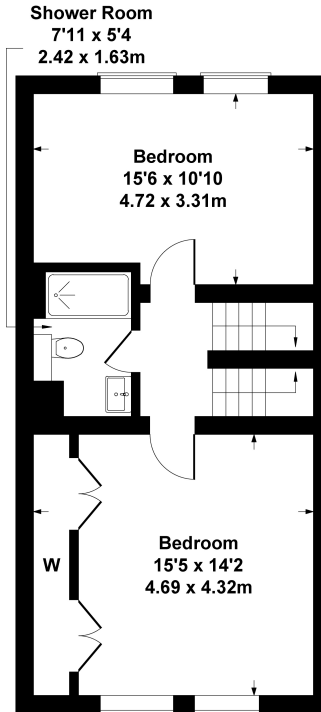
Approximate Gross Internal Area
House : 1894 sq ft - 176 sq m
Garage : 86 sq ft - 8 sq m
Total : 1980 sq ft - 184 sq m



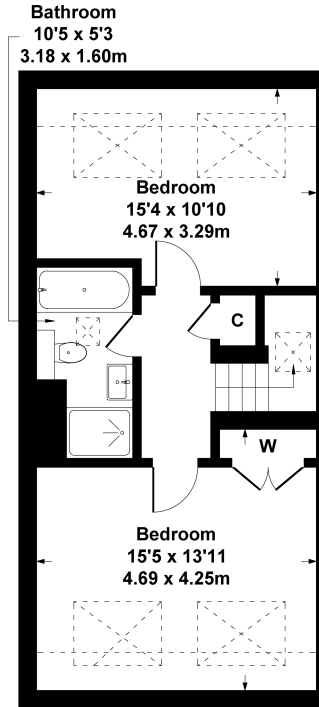
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

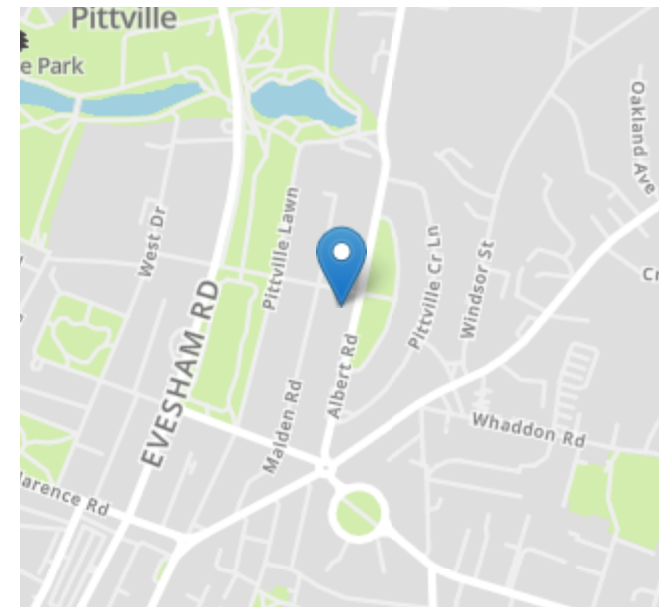


THIRD FLOOR

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+) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(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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