



Pittville



# Pittville

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

£250,000 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 • gas central heating • 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** Available but not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

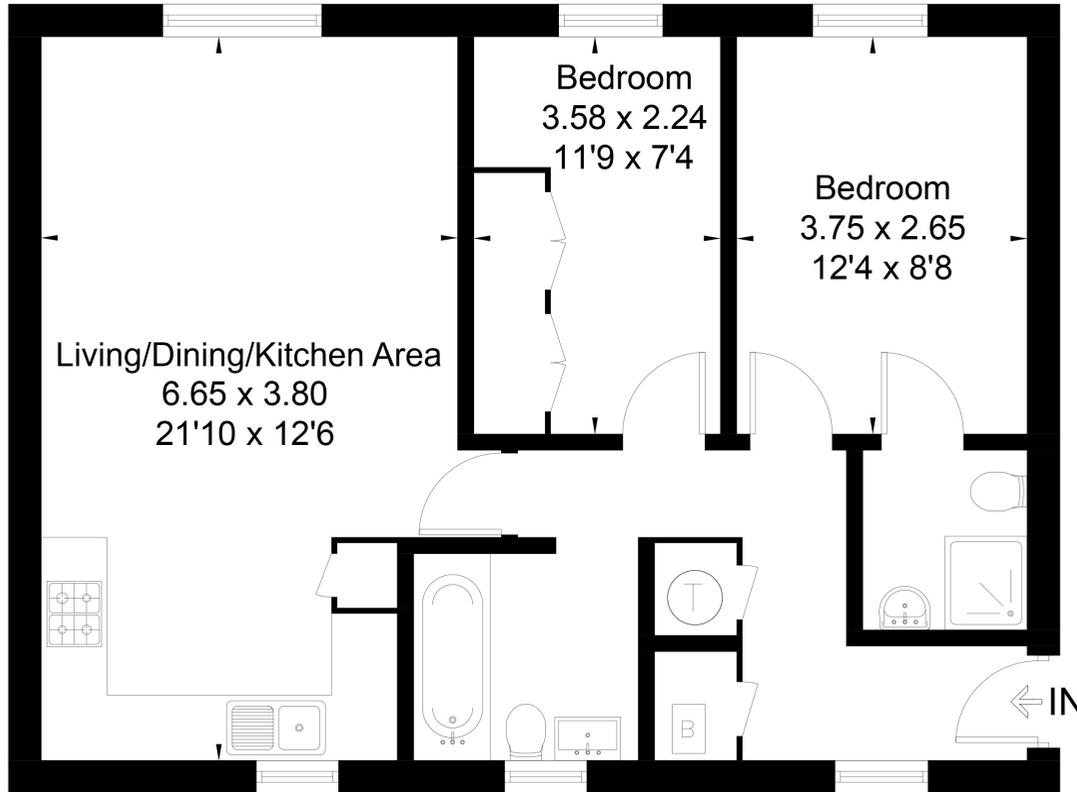




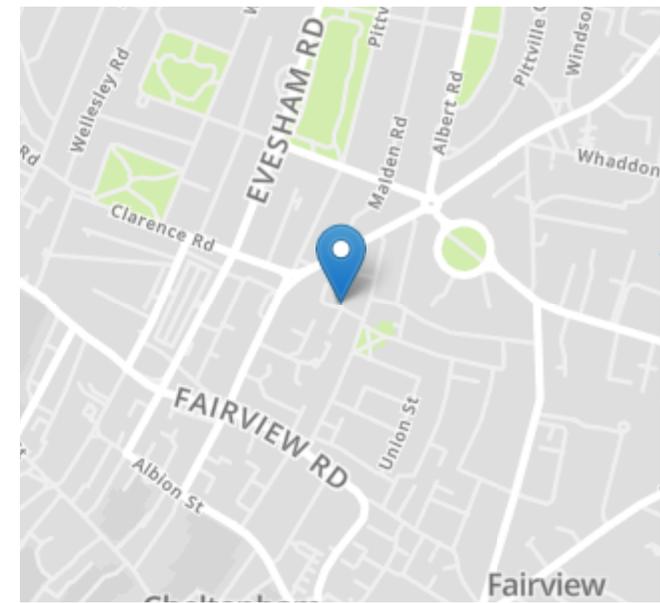
### Situation

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, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

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

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.