



Tel: 01242 676767

www.cotswoldestateagents.co.uk

41a Church Road, Bishops Cleeve, Cheltenham, GL52 8LP

North Hall Apartment 6, Pittville
Circus Road
GL52 2QU

£299,950



REDUCED

Set within a stunning detached period residence is this superbly presented two bedroom first floor apartment. The property is situated within one of Cheltenham's finest residential areas, offering spacious well planned living accommodation. Retaining many original features, North Hall comprises, double electric gates to parking area, a sumptuous communal entrance hall with high ceilings and coving which leads to the first floor and apartment 6. On entering the apartment there is a generous entrance hall with and utility cupboard with doors to a large open plan lounge/kitchen/dining area with sash windows and period fireplace, a bathroom and large master bedroom and second bedroom both with sash windows. To the exterior there is an attractive communal enclosed garden. the property is convenient to Pittville Park and the town centre with its fashionable range of shopping facilities and amenities.

The accommodation comprises, electric operated wrought iron gates and pedestrian gates to stone chipped driveway offering allocated parking space and visitor parking, communal entrance porch to superb reception hall with sash windows, cornicing, dado rails and staircase leading to apartment 6. Entrance hall with intercom entrance phone, high ceilings and doors to lounge/dining/kitchen room, bathroom, bedrooms one and two and built in utility cupboard housing gas combination boiler, space and plumbing for washing machine and dryer space. Lounge/dining/kitchen area: feature, original marble fireplace with cast iron grate, raised skirting and coving, light and airy with four sash windows with views to Leckhampton Hills and All Saints Church. Kitchen: fitted with a modern range of cream eye and base level storage units with integrated and built in appliances to include dishwasher and fridge freezer, Miele Fan assisted oven, Simens ceramic hob with stainless steel splash backing and extractor hood, granite worksurfaces and modern underslung sink unit with drainage groves. Bathroom: modern white suite comprising bath with tiled splash backs fitted with shower unit and shower screen, WC wash hand basin, heated chrome towel radiator, ceramic tiled flooring. Bedroom one: sash window to front aspect with attractive outlook and raised skirting and coving. Bedroom two: sash window to front aspect with attractive outlook, raised skirting and coving.

The property is warmed by gas fired central heating.

Exterior: Communal gardens being enclosed with walling and wooden panel fencing, being laid to lawn and stocked with various specimen trees and flower and shrub borders.

Lounge/dining/kitchen area: 28'5 max x 11'10 max

Bedroom one: 13'10 x 12'8

Bedroom two: 13'9 x 8' max







North Hall

Approximate Gross Internal Area
71.7 sq m / 772 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	