



Pittville

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Anlaby Court, Evesham Road, Pittville, Cheltenham, GL52 2AJ

£269,950 Leasehold

A light and spacious first floor, 2 double bedroom, maisonette with allocated parking, overlooking beautiful Pittville Park.

NO ONWARD CHAIN • reception hallway • living/dining room • kitchen • 2 double bedrooms • bathroom • allocated parking • sought after location

Description

A generously proportioned first floor, 2 double bedroom, maisonette situated within this sought after, leafy location overlooking beautiful Pittville Park. The accommodation includes its own private entrance, hallway, generous living/dining room with a feature bay window enjoying park views, kitchen with a range of storage units, 2 double bedrooms, master bedroom with built-in wardrobes across one wall, and a bathroom. Externally, there is an allocated parking space and communal grounds to the front. This super apartment also benefits from double glazing, gas central heating, outside shed, and is offered for sale with no onward chain.

Further Information:

Lease 189 years from December 1980. **Service Charge** £1,394.32 per year (reviewed annually). **Ground Rent** £50.00 per year. **Freeholder** Mr G.T.Packer. **Management Company** Johnsons Property Consultants. **Pets** Allowed with consent from the Landlord. **Short Term Lets** Not allowed.

Local Authority Cheltenham Borough Council. **Tax Band** C. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. Purchasers should carry out their own investigations regarding the suitability of these services.



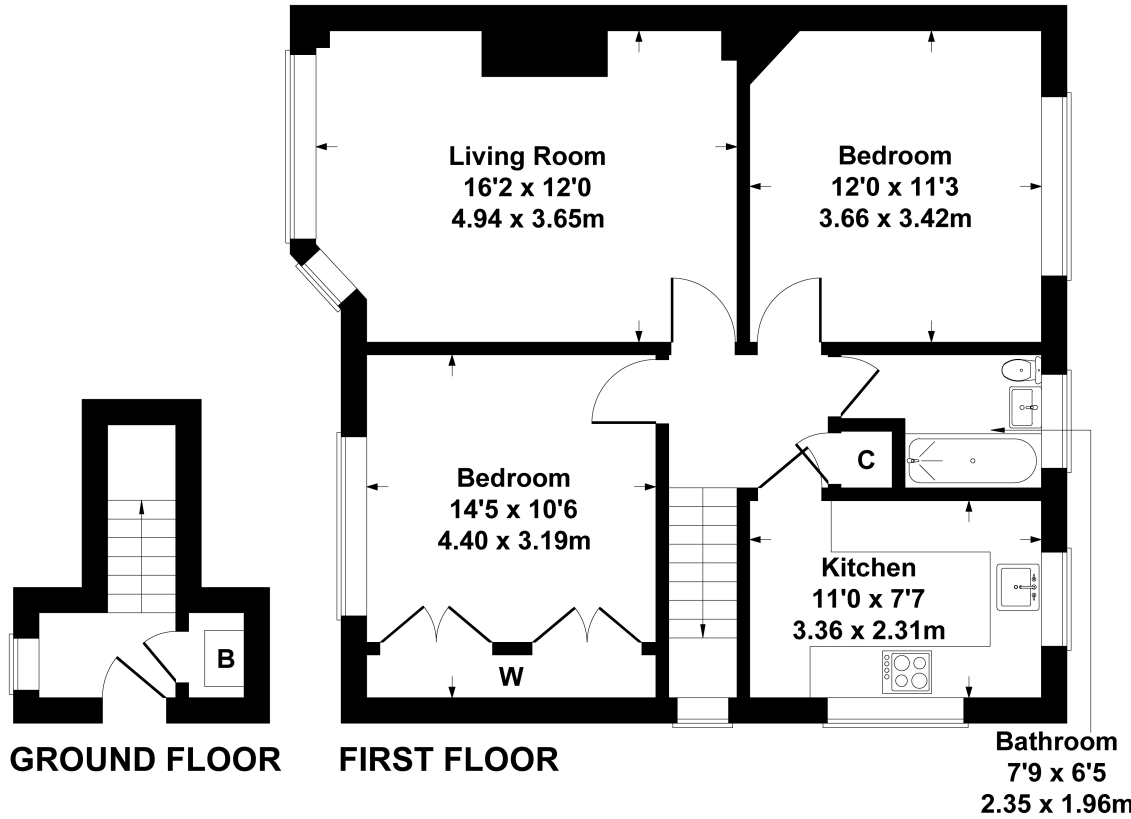


Situation

Evesham Road is a 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.

11 Anlaby Court

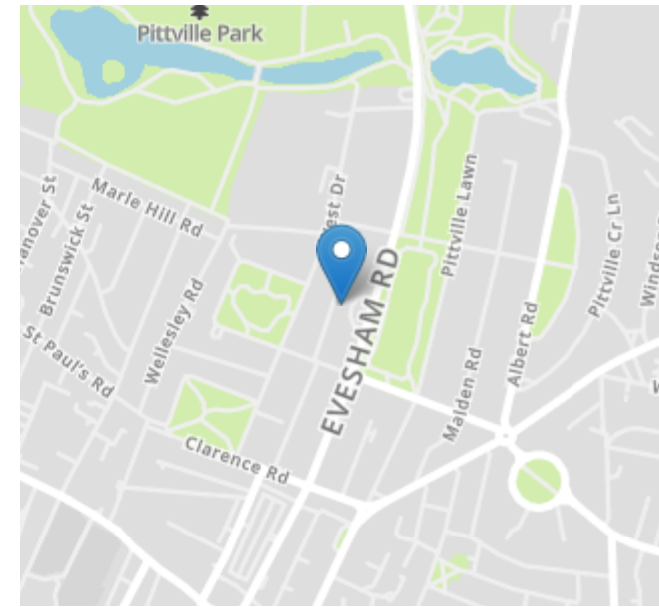
Approximate Gross Internal Area
689 sq ft - 64 sq m
(Excluding Ground Floor)



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	69	78
(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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