



Pittville



Nick

GRIFFITH

ESTATE AGENTS

Pittville

Lakeside Court, East Approach Drive, Pittville, Cheltenham, GL52 3JE

£275,000 Leasehold Share of Freehold

A spacious, 2 double bedroom, apartment with a garage and south facing balcony enjoying superb far reaching views to Leckhampton Hill.

SOUTH FACING BALCONY • entrance hall • spacious living/dining room • kitchen • 2 bedrooms • bathroom • garage • lift access to all floors • sought after location • modernisation/total modernisation required

Description

A spacious 3rd floor apartment situated in this modern building, set along a pretty no-through road just a few minutes walk from the beautiful Pittville Park. This apartment, now requiring modernisation/up-grading throughout, comprises a reception hall, c.20' living/dining area with door leading to the south facing balcony which enjoys far reaching views to Leckhampton Hill, a kitchen, 2 double bedrooms with built-in wardrobes, and a bathroom. The property further benefits from warm air heating, lift access, garage, and additional brick store.

Further Information:

Lease 999 years from 1962 - Share of Freehold. **Service Charge** £1800 per annum. **Pets** No.

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



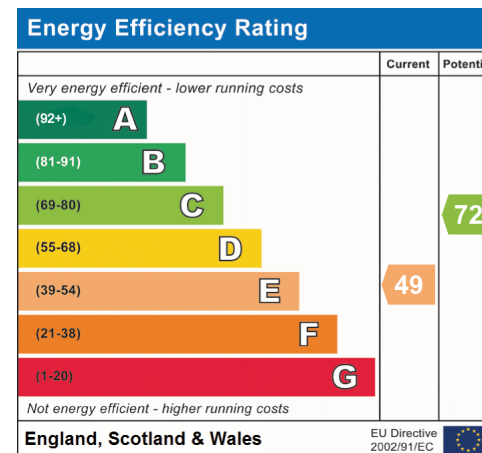
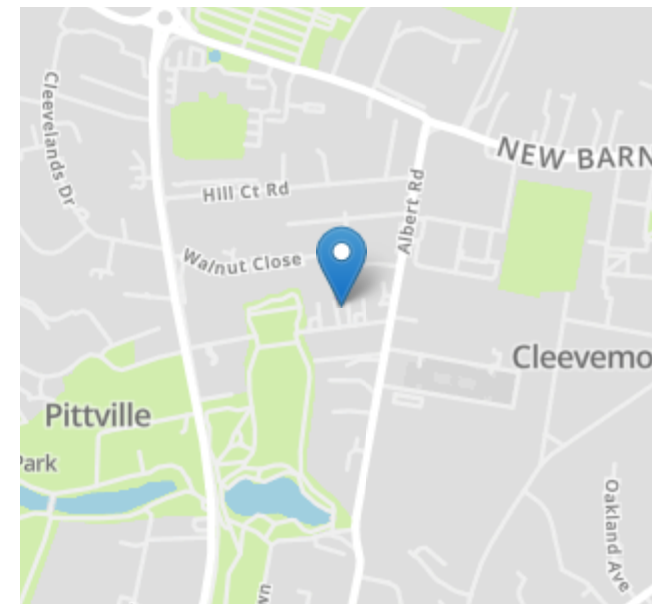
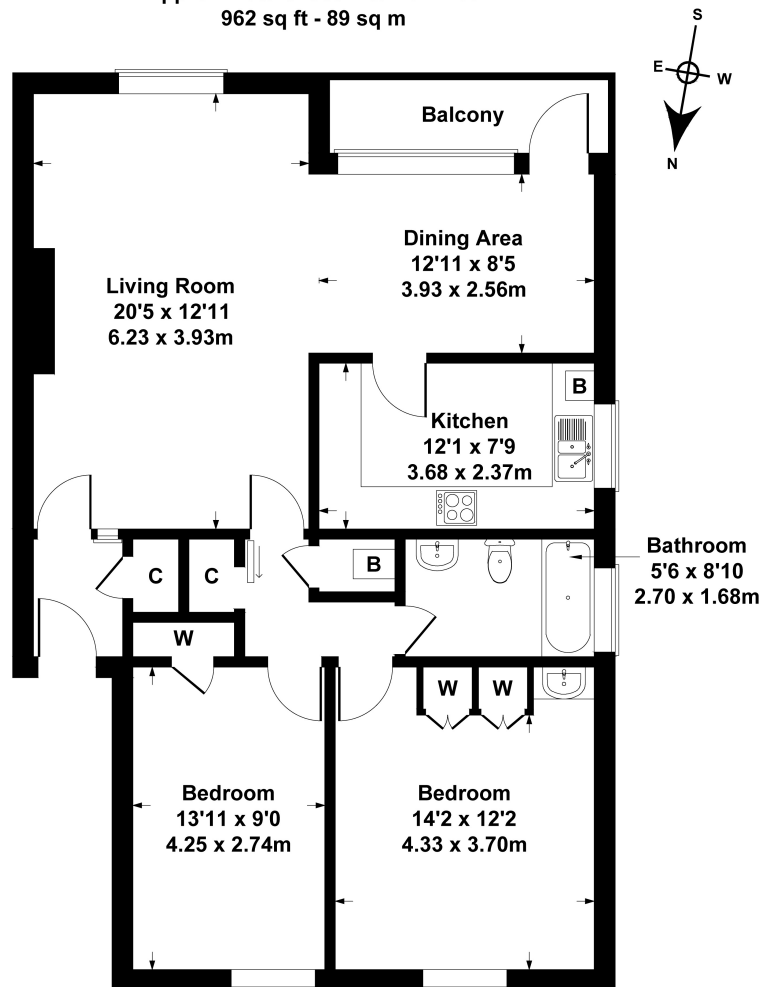


Situation

Pittville is 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, 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.

Flat 7 Lakeside Court

Approximate Gross Internal Area
962 sq ft - 89 sq m



FOR ILLUSTRATIVE PURPOSES ONLY
Produced by Potterplans Ltd. 2024

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.