



# Pittville Circus



# Terhill House

Pittville Circus, Pittville, Cheltenham, GL52 2PX

£339,950 Leasehold

A 2 bedroom top floor apartment forming part of this handsome period villa in a prime residential location.

NO ONWARD CHAIN • reception hall • living/dining/kitchen • 2 double bedrooms • 2 bath/shower rooms • views towards Cleeve Hill • allocated parking • 999 year lease

## Description

Built in c.1852 by Edward Cope, this impressive Grade II listed property has, in more recent years, been converted into 8 luxury, 2 bedroom apartments. Apartment 8, which is situated on the top floor, shares a small canopied entrance on the side of the building with just one other apartment. The very well presented accommodation includes a reception hall, and an open plan kitchen/living/dining room with sash windows enjoying a glorious view across Pittville Circus and towards Cleeve Hill. There are 2 double bedrooms and 2 luxury bath/shower rooms (the master bedroom with en suite). Outside, there is off-road parking for 1 car, a bicycle rack, and a private recycling store (for each apartment). The apartment further benefits from gas central heating supplied by a Worcester Bosch condensing combination boiler, and BT high speed connection (fibre ready). Cheltenham Borough Council Tax Band B. Annual service charge £1531.38.



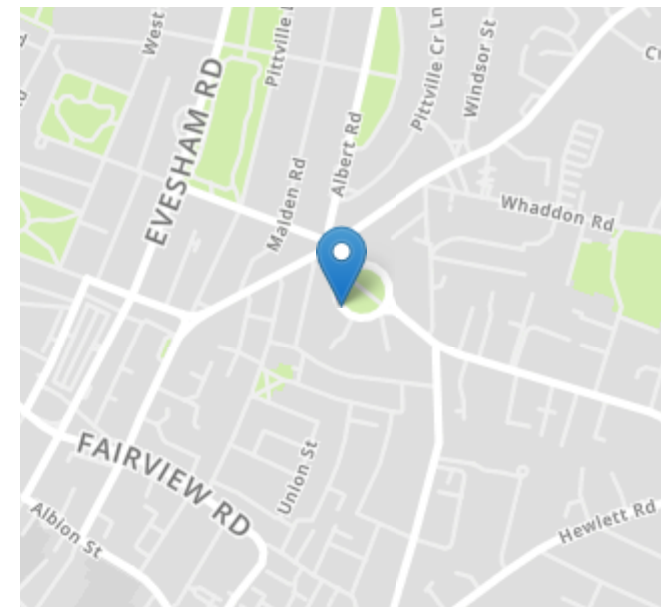


### Situation

Pittville Circus is a premier 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.

# Terhill House, Apartment 8

Approximate Gross Internal Area = 80.7 sq m / 869 sq ft



Second Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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