



FLAT 1 41 SELKIRK STREET, PITTVILLE, CHELTENHAM, GLOUCESTERSHIRE, GL52 2HJ

A VERY WELL PRESENTED DUPLEX APARTMENT ENTERED ON THE GROUND FLOOR LOCATED IN A VERY SOUGHT AFTER ROAD IN PITTVILLE.

THE PROPERTY

An exceptional and well-appointed two-bedroom duplex apartment, offering versatile and contemporary living space arranged over two floors. Situated in a prime location, this flat is an ideal home for professionals, a couple, or as a pied-à-terre.

41 Selkirk Street is a late Victorian townhouse converted in 2008 into two flats of which Flat 1 occupies the ground and lower ground floor.

ACCOMMODATION

On entering the welcoming communal hallway leads into the main open plan living area. A large window to the front affords this room plenty of natural light. The rear section houses the impressive fully fitted kitchen which has an array of base and wall units and black granite worktops. A hallway leads to the lower level and a airing cupboard housing the central heating boiler.

Bedroom 1: Located on the ground floor, the bedroom is a generously sized double room with built-in fitted wardrobes, offering ample storage space.

Bathroom: The contemporary bathroom is finished to a high standard, comprising a stylish three-piece suite with a bath and shower over, a vanity wash basin, and a low-level lavatory.

LOWER GROUND

Bedroom Two/Studio: A spacious and flexible room that could serve a variety of purposes. Whether used as a second bedroom, a dedicated home office, or a media room, this space provides an excellent solution for modern living needs.

LEASE DETAILS

Tenure: Leasehold

Lease: 999 years from January 1 2008

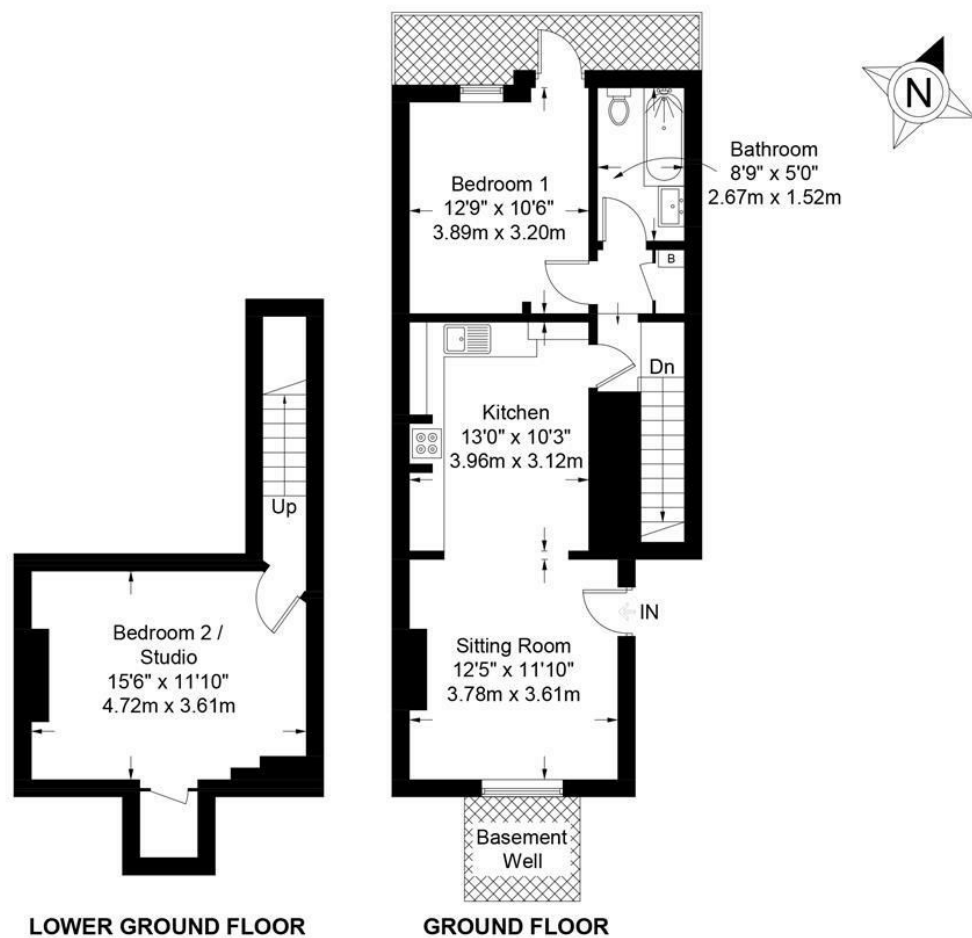
Service Charge: 50% of costs

Ground Rent: Not collected

Managing Agents: Building is currently managed by the Landlord Mr & Mrs Tennant







Approximate Gross Internal Area = 791 sq ft / 73.5 sq m

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

Please check all details before making any decisions reliant upon them.

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EPC: Band C

Rating: 72

Council Tax: B

Area: 791.00 sq ft

readmaurice

48 Andover Road, Cheltenham, GL50 2TL

Tel: 01242 241122

Email: post@readmaurice.co.uk

www.readmaurice.co.uk