



41 Pittville Court, Albert Road, Cheltenham, Gloucestershire, GL52 3JA

**A VERY HIGH SPECIFICATION REFURBISHMENT BY PROSPECT BUILDERS OF THIS SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT WHICH FORMS PART OF THIS DESIRABLE PURPOSE BUILT BLOCK WITH FAR REACHING VIEWS AND DIRECT ACCESS TO PITTVILLE PARK.**



Ready for immediate purchase is this fine fully modernised, first floor apartment set in this purpose built development comprising of 44 apartments in two blocks. Pittville Court is approached off Albert Road, set back for the road standing in substantial grounds and has direct access onto Pittville Park, with lovely views over the lake and up towards The Pump Rooms. No 41 is on the first floor with easy access to its entrance via a manageable flight of stairs or lift if required.

The accommodation has been fully modernised and upgraded with a host of luxury additions throughout and is finished in a striking contemporary style. The inner hall has ample space to work from home. An impressive, spacious open plan reception room has direct access to the private balcony. The kitchen is fully fitted with a host of integrated Neff appliances including a top of the range hide and slide oven, hob and domestic appliances. The fitted units are complimented with quartz worktops and an inset Franke stainless steel sink.

The Master Bedroom has fitted wardrobes and the striking bathroom also has a separate walk-in shower cubicle. Each apartment has an allocated storage area within the communal store which also has a recycling area. Outside the attractively maintained grounds are well maintained and has a residents gate providing access on to Pittville Park. To the front of the development No 41 has a garage. Heating is via modern electric panels and a new pressurised water heating system has been installed giving mains pressure throughout. It is double glazed and will be sold with no onward chain.

Tenure: Leasehold with a share of the freehold to include Garage 14

Lease: 999-year lease commencing 1999.

Title Number: GR221679

Service Charge: Currently £2,460 per annum plus £60 per annum for garage,

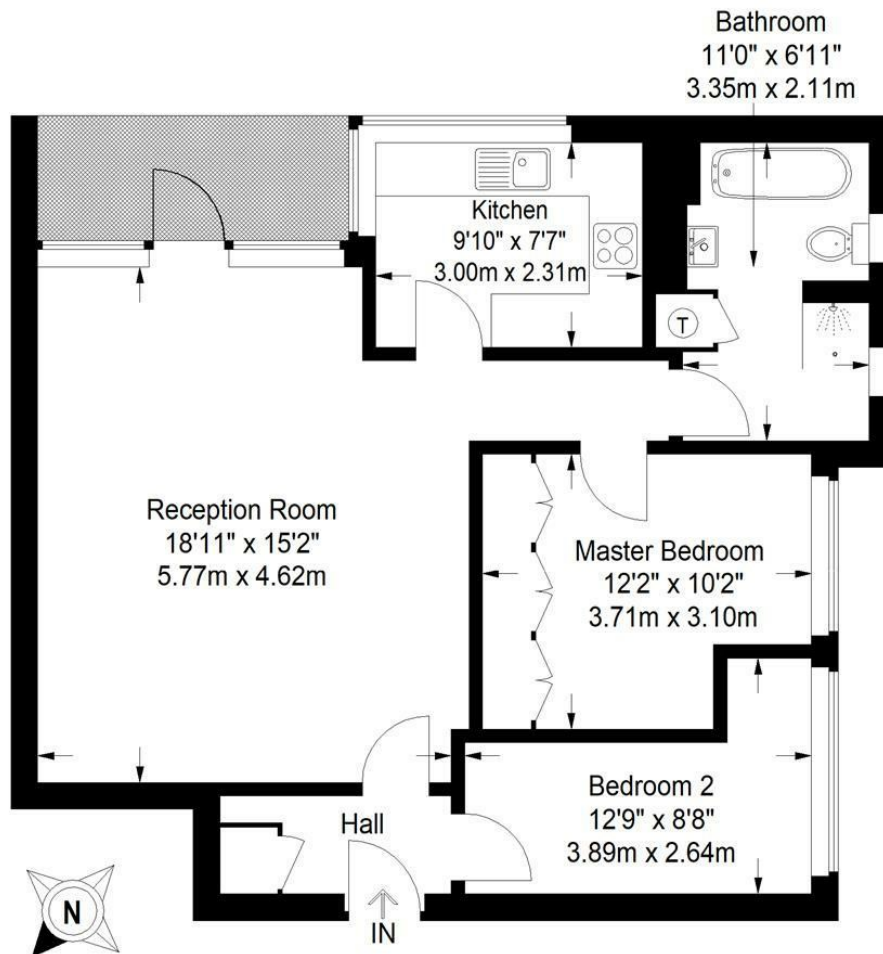
Ground Rent: Not collected.

Managing Agent: Ash Property Management.

AGENTS NOTE: No pets are permitted and no short term lets are permitted. Fixed term lets are possible under AST.







Approximate Gross Internal Area = 734 sq ft / 68.2 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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**Tenure:** Leasehold - Share of Freehold  
**Title Number:** 17992067  
**EPC:** D  
**Council Tax:** C  
**Area:** 734.00 sq ft  
**Property Ref:** 17992067

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