



## Pittville Circus Road, Cheltenham, GL52 2QU

A quirky one bedroom garden apartment / bungalow set in the grounds of a period building, within walking distance of Cheltenham Town Centre. This property, available with no onward chain comprises : - Living room with patio doors onto a private decked area, fitted kitchen with appliances (washing machine, fridge and oven/hob), study/dressing area, shower room and bedroom. The property further benefits from gas central heating, courtyard garden and secure gated parking.

One Double Bedroom • Detached Bungalow • Gas Central Heating • Living Room Opening onto the Private Patio Area • Dressing Room/Study Area • Fitted Kitchen • Allocated Parking Space • No Onward Chain

### OFFICE

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## LIVING ROOM

13' 3" x 10' 9" (4.04m x 3.28m) Double glazed window and French doors leading out to the decking. Window to side. Double glazed roof window. Radiator. Television point. Doors into kitchen and bedroom.

## KITCHEN

8' 1" x 7' 0" (2.46m x 2.13m) A range of wall and base units with roll edge work surface over. Sink drainer unit with mixer tap. Cupboard housing wall mounted boiler. Integral fridge, washing machine, oven, hob and hood. Roof window.

## BEDROOM

18' 2" x 8' 8" max (5.54m x 2.64m) Double glazed roof window. Radiator. Ceiling spotlights. Television point.

## STUDY / DRESSING AREA

6' 0" x 6' 11" (1.83m x 2.11m) Ceiling spotlights. Radiator.

## SHOWER ROOM

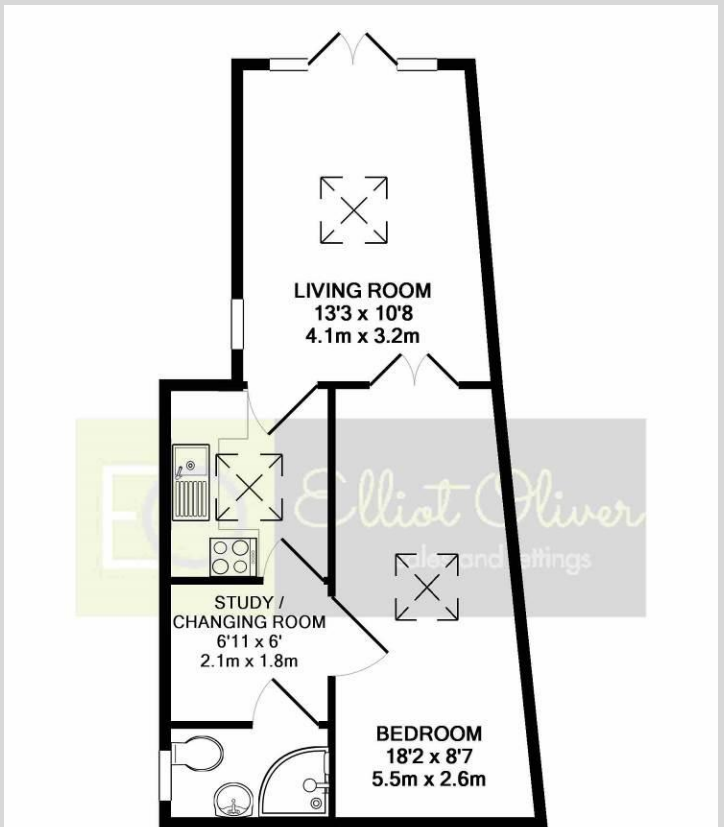
Obscure window to side. White suite comprising : - low level WC, wash hand basin and shower cubicle. Tiled floor and partially tiled walls. Heated towel rail. Ceiling spotlights.

## OUTSIDE

One allocated parking space within the gated grounds. A small private decked area as well as lawned communal gardens.

## Additional Information

Service Charge £852 per annum  
Ground Rent £150 per annum  
Lease Length 120 years



TOTAL APPROX. FLOOR AREA 401 SQ.FT. (37.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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