

Perry Bishop

PROPERTY MADE PERSONAL

Flat 5, 11 Evesham Road, Cheltenham, Gloucestershire, GL52 2AA



One bedroom • Period conversion • Second floor • Spacious reception • Period features • Walking to town centre • Close to Pittville Park • EPC D



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Key Features



1
Bedroom



1
Bathroom



1
Reception

About the property

This one-bedroom period apartment is a beautifully presented property situated in the highly desirable Pittville area, just a short walk from Cheltenham Town Centre, the renowned Pittville Park, and the iconic Pump Rooms.

Located on the second floor, the apartment offers a spacious living room/diner, a well-equipped kitchen, a double bedroom with built-in wardrobes, and a bathroom.

The property also boasts period features, including large sash windows that flood the apartment with natural light, enhancing its charm and character.

Additional benefits include permit parking, gas central heating, and the added advantage of being chain-free. This is an ideal home for those seeking a blend of classic elegance and modern convenience in a prime location.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

The property can be found to the north of Cheltenham town centre. Leave the town centre heading north on Portland Street (A435) head straight through the first set of traffic lights at the crossroads of Clarence Road and the property will be found on the right hand side.

What 3 Words: ///grapes.pads.tunes

Services & Tenure

The tenure is Leasehold, 999 years from 20 July 2004.
Service/Maintenance Charge: £1164 per annum.
Ground rent: £250 per annum.





Local Authority
Cheltenham Borough Council

Council Tax Band: A

Our reference
CHE/NB/RN/10032025

We'd love to hear from you
140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG
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what the owner said

"It's in a wonderfully convenient location - a 5 minute walk to town, but also 2 minutes to Pittville Park. It's also in a very safe area of Cheltenham.

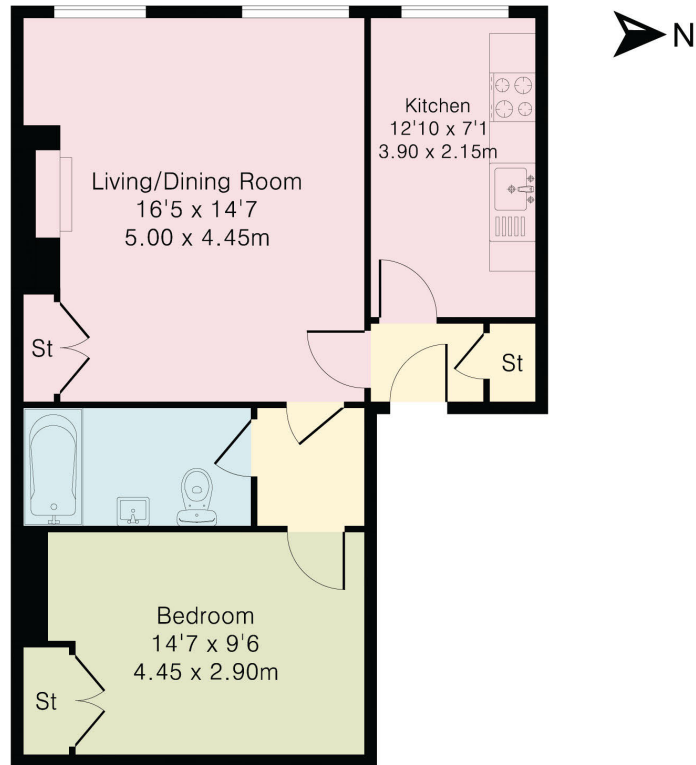
The bedroom faces east and gets the morning sunlight. The kitchen and lounge face west and get the afternoon/evening light.

The modern interior, large windows, and high ceilings make it feel very light and spacious.

The flat has retained its period features (fireplace, picture rail, and sash windows)."



Approximate Gross Internal Area 580 sq ft - 54 sq m



Second Floor

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

