

St Arvans Court, Evesham Road, Cheltenham, GL52 3AA

Guide Price £225,000







St Arvans Court, Evesham Road

Cheltenham, GL52 3AA

Council Tax band: C
Tenure: Leasehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- First Floor Apartment With Lift Access
- Two Double Bedrooms
- Opposite Pittville Park
- Spacious Sitting/Dining Room
- Beautifully Maintained Communal Gardens









Occupying an enviable position directly opposite Pittville Park, this beautifully presented first-floor apartment offers bright and spacious accommodation, complemented by two private balconies, a garage, lift access and well-maintained communal gardens. Enjoying elevated views across the surrounding greenery and towards the hills beyond, the property is offered to the market with no onward chain and provides an excellent opportunity for those seeking a peaceful yet highly convenient location within easy reach of Cheltenham town centre.

Communal Entrance: Accessed via a secure communal entrance with both lift and staircase rising to the first floor. The communal areas are well maintained and provide access to the apartment.

Entrance Hall: A welcoming entrance hall providing access to all principal rooms. Benefiting from multiple built-in storage cupboards, including a large storage cupboard and separate coat storage cupboard, the hallway offers excellent practicality and additional storage.

Sitting/Dining Room: A superbly proportioned reception room enjoying an abundance of natural light from its dual aspect windows. Offering ample space for both sitting and dining areas, the room provides direct access onto both of the private balconies, creating a wonderful place to relax whilst enjoying views across the surrounding trees and communal grounds.

Kitchen: A contemporary kitchen fitted with a range of modern wall and base units complemented by wood-effect worktops and attractive tiled splashbacks. There is space for a breakfast table alongside generous worktop preparation space, with a large picture window overlooking mature trees and access onto the second private balcony.

Bedroom One: A spacious principal double bedroom benefitting from built-in wardrobes and large windows allowing excellent natural light to flood the room.

Bedroom Two: A further generous double bedroom overlooking the communal gardens, offering excellent flexibility as a guest bedroom, home office or additional reception space if required. This room further benefits from 2 storage cupboards.

Shower Room: A modern shower room fitted with a large walk-in shower enclosure, pedestal wash hand basin, mirrored storage cabinet, WC and obscure glazed window.

Outside: Residents enjoy access to beautifully maintained communal gardens, offering generous lawned areas surrounded by mature trees and established planting, providing an attractive and peaceful outdoor environment. There is a private gate from the garden directly into Pittville Park.

Additional Details:

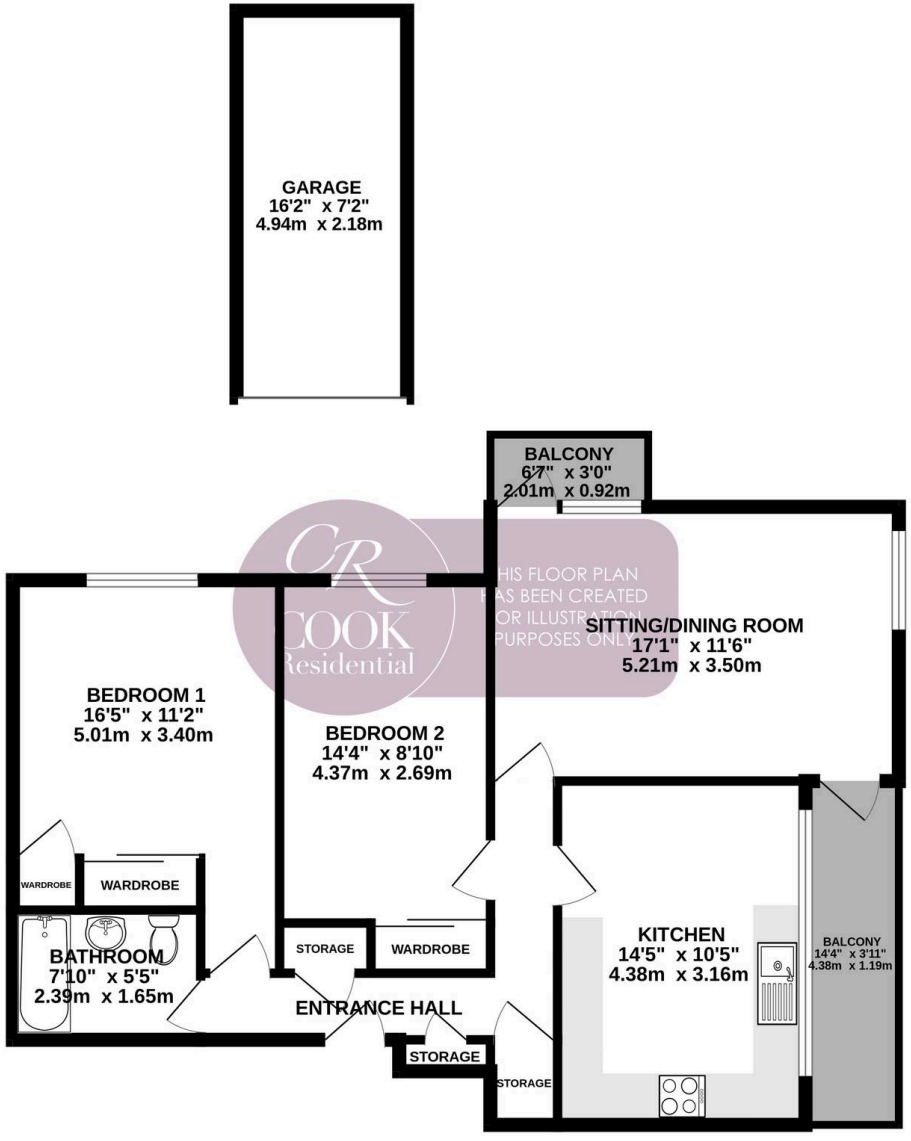
Tenure: Leasehold
Lease Length: 938 Years Remaining
Service Charge: £1,980 Per Annum
Ground Rent: £52.50 Per Annum
Council Tax Band: C (Cheltenham Borough Council)

Parking & Garage: The property benefits from a single garage with an electric door mechanism, located within a nearby en-bloc garage block, providing secure parking or additional storage. Visitor parking is also available within the development.

Location: St Arvans Court occupies one of Cheltenham's most desirable positions on Evesham Road, directly opposite the beautiful Pittville Park and within easy walking distance of the historic Pittville Pump Room. Cheltenham town centre, with its excellent selection of boutique shops, cafés, restaurants and bars, is also within easy reach, while nearby transport links provide convenient access to the M5 motorway and Cheltenham Spa railway station. The location offers an ideal balance of green open space and vibrant town living.

Disclaimer: These particulars are intended to give a fair description of the property but should not be relied upon as statements of fact. Purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each statement. Measurements are approximate and provided for guidance only. Floor plans are for illustrative purposes only and may not be to scale.

FIRST FLOOR
891 sq.ft. (82.7 sq.m.) approx.



THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

TOTAL FLOOR AREA : 891 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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