



Spacious apartment with views across Pittville Park

Flat 5, Marle Rise, West Approach Drive, Cheltenham, Gloucestershire, GL52 3AD

Leasehold with share of freehold – 999 year lease from 1st January 2004

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Entrance hall • kitchen • sitting/dining room • two bedrooms with en suite bathrooms • cloakroom • south west facing balcony • two secure underground parking spaces

Situation

Marle Rise is a secure modern development of seven apartments over four floors. Situated on the north side of town, the apartment is located next to Pittville Park and the Pump Rooms and a short walk from the racecourse.

Less than a hundred miles from London, Cheltenham nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar which recently topped the national GCSE schools league table.

For those with a taste for the finer things in life, there are Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. For art and history lovers there is The Wilson, Cheltenham's newly refurbished museum and art gallery, whilst Cheltenham also has a thriving cultural scene that includes two concert halls and three theatres.

There are the numerous festivals such as The Wychwood Festival, the festivals of literature, science, food and drink and, perhaps the pinnacle for some, the jazz festival, which has historically attracted such known performers as Van Morrison, Jamie Cullum and Jools Holland. Undoubtedly for many more, the highlight of the year is the annual racing festival

culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.

Description

Accessed via a lift or stairs, Apartment 5 is located on the second floor and offers approximately 1704 sq ft of accommodation. A spacious entrance hall leads to the open-plan sitting/dining room complete with five windows and French doors leading to a south west facing balcony. This is a stunning space which is light and airy with views across Pittville Park. The kitchen is spacious and features integrated appliances and a vast number of cupboards.

There are two large bedrooms, both with built-in wardrobes and en suite bathrooms. They both also have French doors leading to balconies. There is an additional cloakroom located next to the entrance.

Behind secure gates there are two allocated underground parking spaces. Outside there are well tended communal gardens.

Services: Mains water, electricity and drainage. Electric heating.

Tenure: Leasehold with share of freehold - 999 year lease from 1st January 2004





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Approximate Area 158.3 sq m / 1704 sq ft

Including Limited Use Area (3.5 sq m / 38 sq ft)



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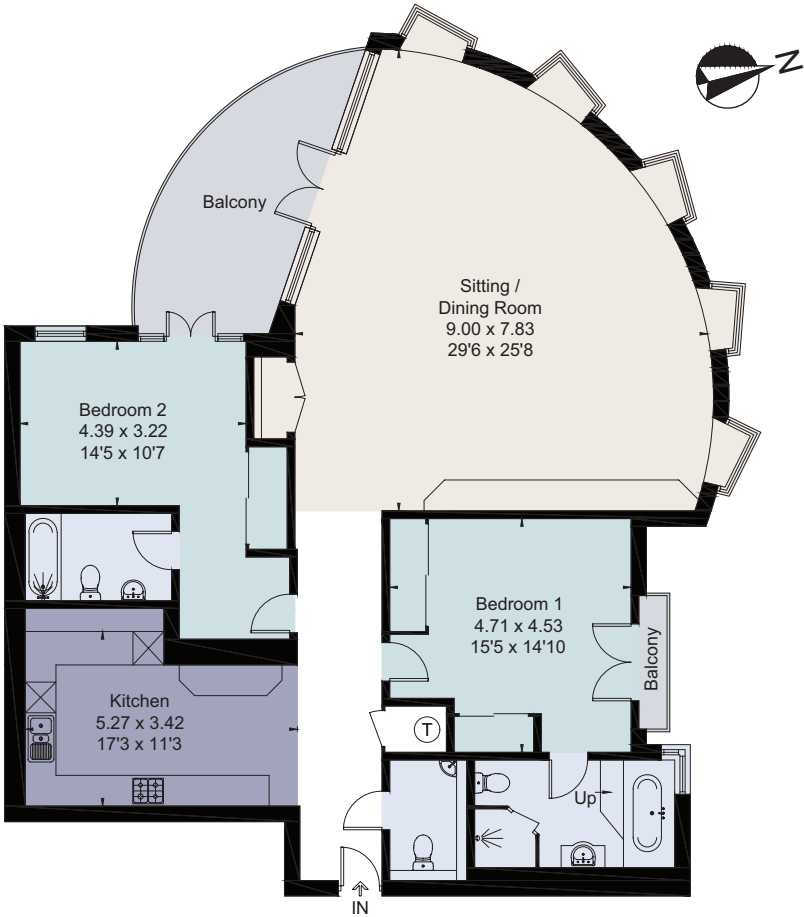
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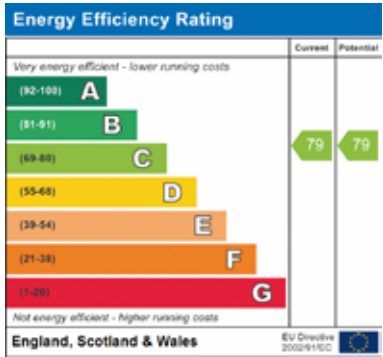
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