



# Immaculately presented three bedroom apartment

**Apartment 13, Ellerslie, 108 Albert Road, Pittville, Cheltenham, Gloucestershire GL52 3JB**

Share of freehold. 125 years from 30 June 2015





Communal entrance • entrance hall • sitting/dining room • kitchen • master bedroom with en suite bathroom • two further bedrooms • shower room • one allocated parking space • large communal grounds with direct private access in to Pittville Park.

### Situation

Ellerslie is situated in the sought after residential district of Pittville, slightly to the North East of the centre of Cheltenham, and fronts on to Albert Road with a private access in to Pittville Park. The racecourse is also close by and the town centre is a pleasant walk away through the park.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa.

Less than a hundred miles from London it 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

Ellerslie is a wonderful period building converted in to luxury apartments in 2015 by Portobello Designs Ltd. This gated development comprises thirteen apartments in total, all featuring access in to the beautiful communal grounds which extend to approximately 1.5 acres, bike store and direct private access in to Pittville Park.





Apartment 13 is located in the modern addition to the building on the first floor and offers 926 sq ft of accommodation. An entrance hall leads to the spacious sitting/dining room which features two sash windows and views across the stunning landscaped communal grounds. The contemporary kitchen is fully integrated with a range of quality appliances and a generous amount of cupboards and worktop space. There is also a large skylight making this a beautifully light and bright space.

There are three bedrooms located off the hallway with the principle offering a four piece en suite bathroom. The third bedroom could be used as a study and there is an additional shower room and a useful storage cupboard.

Outside, there is an allocated parking space and several visitor spaces.

#### **Services**

Mains water, electricity, gas and drainage. Gas fired central heating.

#### **Local Authority**

Cheltenham Borough Council.  
Tel: 01242 262626.

#### **Tenure**

Share of freehold. 125 years from 30 June 2015

#### **Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

#### **Viewing**

Strictly by appointment with Savills.





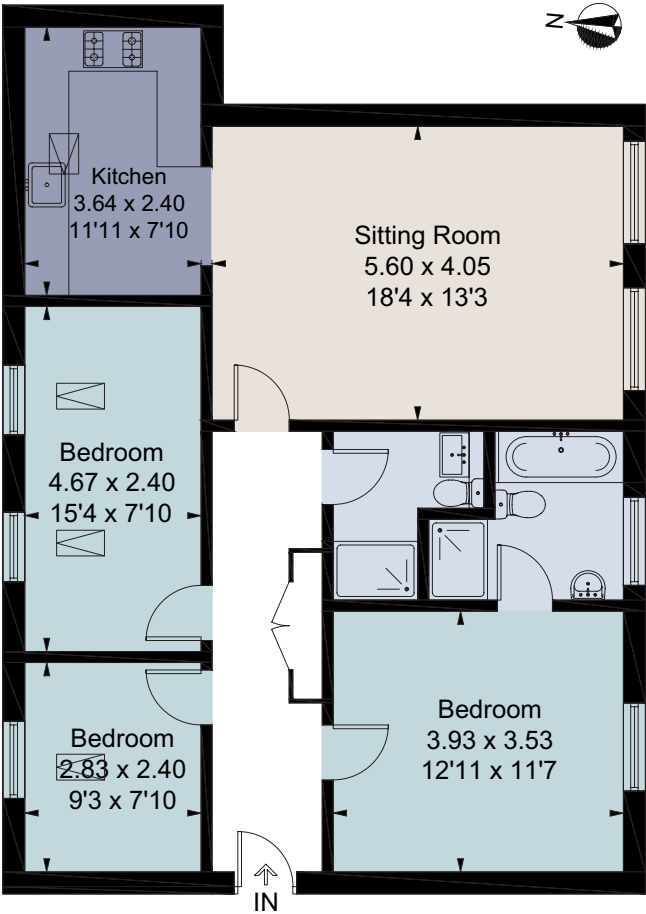
Apartment 13, Ellerslie, 108 Albert Road, Pittville, Cheltenham, Gloucestershire GL52 3JB  
Approximate Gross Internal Area 86.0 sq m / 926 sq ft



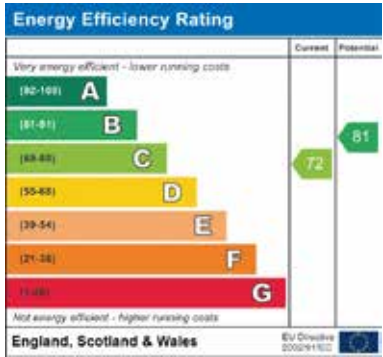
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