



A light and spacious well located three bedroom apartment

**Flat 3 Albert House, Pittville Place, Albert Road, Cheltenham, GL52 3HZ**

Guide £595,000 Leasehold (250 year lease commencing 1.1.2007)



Gated entrance • communal and private entrance halls  
• open plan sitting room with dining area • modern kitchen • three bedrooms (principal with en suite)  
• bathroom • allocated parking space • communal gardens with private gate into Pittville Park

### Situation

Albert House is well located in Albert Road, close to Pittville Park. This is a lovely leafy area, ideally situated for access to the racecourse and the town centre, plus the park areas. Flat 3 is situated on the raised ground floor, with an open outlook to Cleeve Hill to the front and an attractive view over gardens to the side. 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.

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

Albert House is one of two such buildings at Pittville Place, completed in 2008. Apartment 3 occupies the raised ground floor of the front building and is well appointed and presented, and also has a good amount of storage. A lift leads up from the garage and car park level of the building, or steps lead up from the pavement to the communal front door with entry phone system. The apartment is particularly light with aspects to three sides of the building and large windows and glazed areas. Internally, there is a spacious open plan sitting/dining room with large square bay window with floor to ceiling windows, and a well fitted kitchen. There are three bedrooms, the principal with an en suite shower room, and a family bathroom. The current owners have been using bedroom 2 as a study/spare bedroom and have had a range of fitted furniture built in, and have also had bedroom 3 fitted with a range of wardrobes. The apartment comes with an allocated parking space, and





use of a small lockable storage area plus visitor parking spaces. There is an attractive paved communal garden area lying between the two buildings with further gardens and a private access gate into Pittville Park lying to the rear.

**Services**

Mains water, electricity and drainage. Electric central heating.

**Local Authority**

Cheltenham Borough Council.  
Tel: 01242 262 626. Band = E.

**Tenure**

Leasehold with the balance of a 250 year lease commencing 1.1.2007. Current service charge £2870 per annum. Ground rent currently £175 per annum, doubles every 25 years, next increase due 2038.

**Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.  
EPC Rating = C

**Viewing**

Strictly by appointment with Savills.



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**Approximate Area** 131.9 sq m / 1420 sq ft

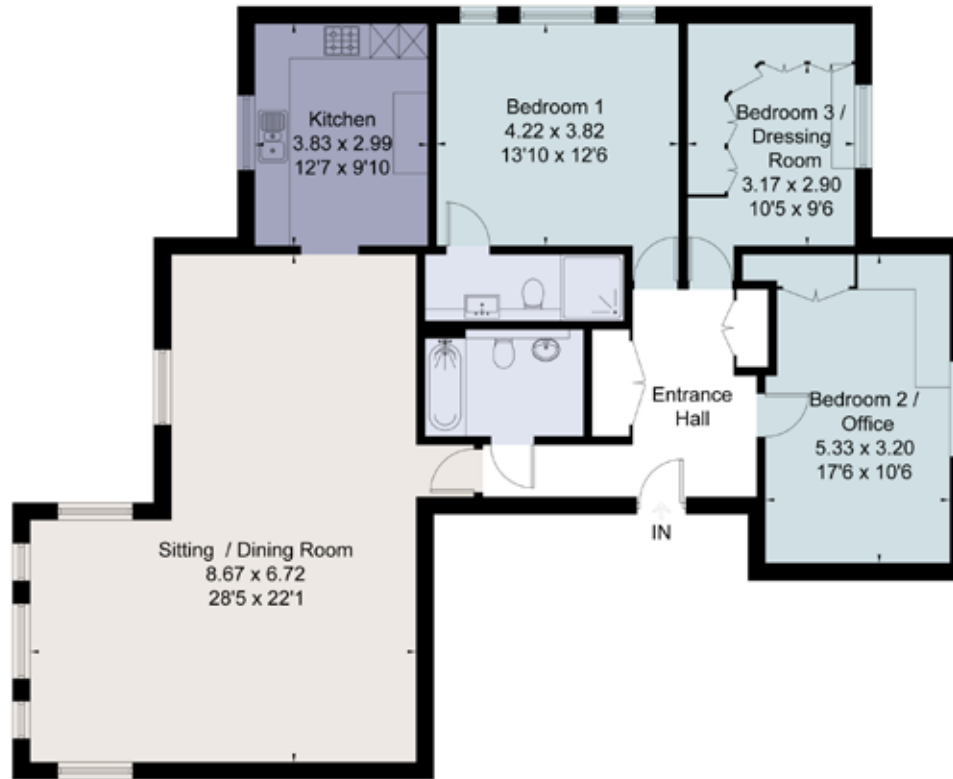


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**Contact**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For identification only. Not to scale. © 221028CA

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