



**A WELL PRESENTED FIRST FLOOR APARTMENT IN A LOVELY GRADE II LISTED  
BUILDING OVERLOOKING PITTVILLE LAWN**

CHELTENHAM, GLOUCESTERSHIRE, GL52

**Unfurnished, £1,175 pcm** + £285 inc VAT tenancy paperwork fee and other charges apply.\*

**Available Now**



# A WELL PRESENTED FIRST FLOOR APARTMENT IN A LOVELY GRADE II LISTED BUILDING

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GL52

£1,175 pcm **Unfurnished**

- Grade II Listed Building • 2 Bedrooms • 1 Bathroom • 1 Reception Room • High Ceilings
- EPC Rating = To be confirmed • Council Tax = To be confirmed

## Situation

Pittville Lawn is a fabulous location in the heart of Pittville with excellent access to Pittville Park, the racecourse and the town centre. Kenilworth House is located at the Southern end of the road, facing West, directly across Pittville 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.

Now a highly sought after place to live (voted the number 1 place in the United Kingdom to bring up a family by the Telegraph early in 2015), the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

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.

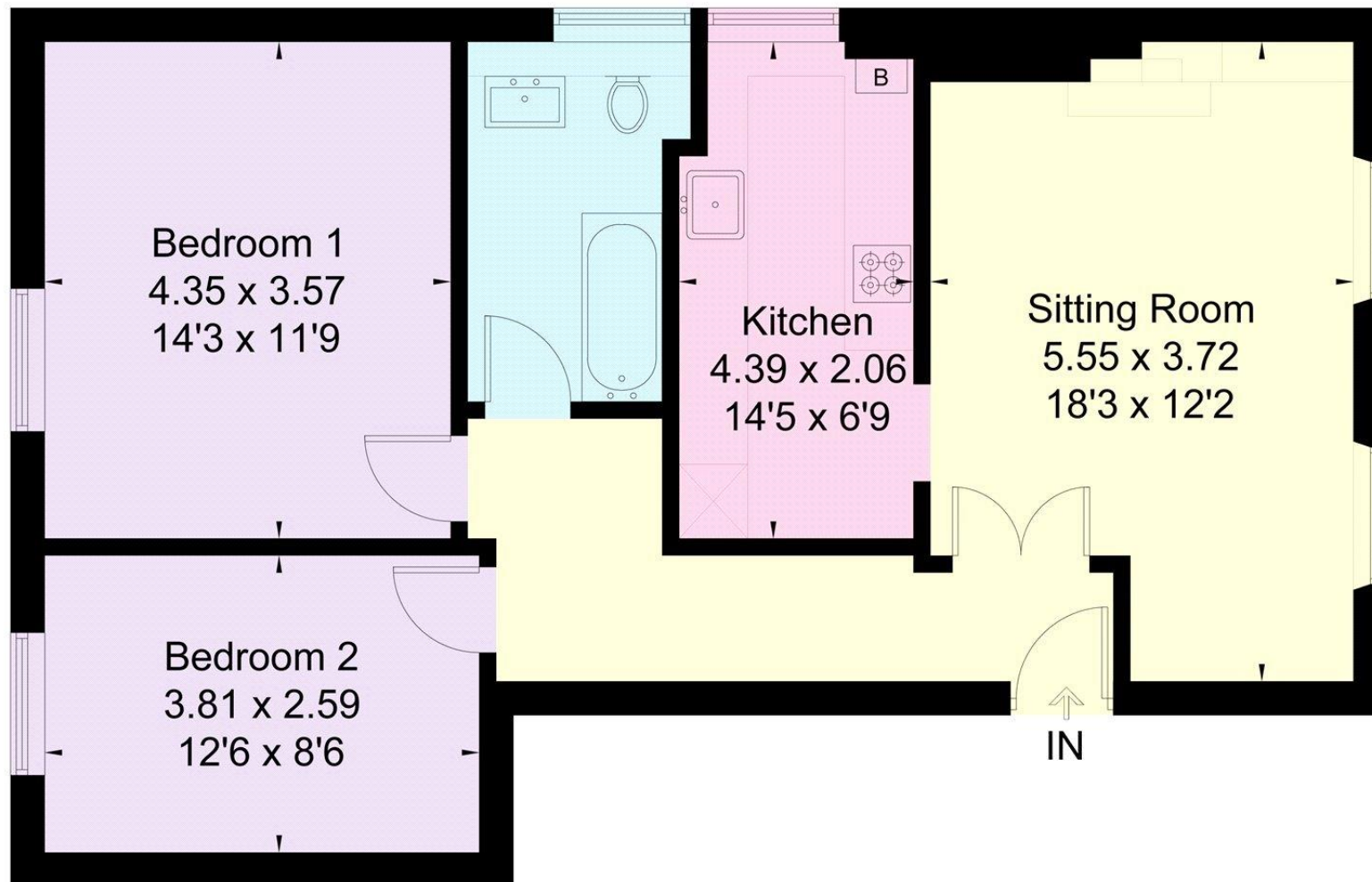


# Flat 6, Kenilworth House, 27 Pittville Lawn, Cheltenham, Gloucestershire, GL52 2BH

Gross Internal Area (approx) = 69.9 sq m / 752 sq ft

For identification only. Not to scale.

© Floorplanz Ltd



## Description

Kenilworth House is a lovely Grade II listed period building located at the southern end of Pittville Lawn, facing West overlooking Pittville Park.

The flat is found on the first floor and comprises two double bedrooms, with a well fitted bathroom, a very attractive kitchen and a good sized sitting room with twin windows to the front.

Outside is an allocated parking space.

## Energy Performance

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

## Viewing

Strictly by appointment with Savills.

EPC - TBC

## FLOORPLANS

Gross internal area: 752 sq ft, 69.9 m<sup>2</sup>



\*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example. a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](http://Savills.co.uk/fees). **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20190222AGBL

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## Cotswold Lettings

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