

FLAT 1, WYDDRINGTON HOUSE

55 PITTVILLE LAWN, CHELTENHAM, GLOUCESTERSHIRE, GL52 2BQ

 Charles Lear



FLAT 1, WYDDRINGTON HOUSE

Set back from the road behind manicured gardens and opposite Pittville Park, this stunning two bedroom, one bathroom apartment benefits from bright and spacious accommodation and has been upgraded by the present owner. Offered for sale with no onward chain and a garage with lock-up store

- Wide reception hall with storage cupboards and glazed door into the sitting room which enjoys views over the gardens to the front
- Recently fitted kitchen with breakfast bar and integrated appliances
- Two beautifully appointed bedrooms including a master with fitted wardrobes and cloakroom together with a generous guest bedroom
- Modern bathroom with shower over the bath
- En-bloc garage and lockable storage cupboard

Wyddrington House is a stunning, pet friendly, Grade II Listed detached residence dating from 1836-1837. The property was designed by the well-known architect John Forbes. The apartment is on the ground floor and offers recently upgraded and well-proportioned accommodation. The reception hall provides four storage cupboards and access to the principal rooms. The kitchen has been recently re-fitted and incorporates a breakfast bar whilst the sitting room has a feature fireplace and outlook over the gardens. Both bedrooms are well-proportioned; the master has fitted wardrobes and a cloakroom and there is also a modern fitted bathroom. Externally there is a communally owned courtyard area which has been solely used for some time by Flat 1, an en-bloc garage and lockable storage cupboard.





SITUATION

Wyddrington House is located opposite Pittville Park with its ornamental gardens and magnificent Pump Rooms. The apartment enjoys a beautiful open aspect over the gardens to the park. Pittville is located on the northern side of Cheltenham within a short walk to the High Street and is renowned for having some of the finest architecture the town has to offer. Further afield, but still within walking distance is Prestbury Park Racecourse home to National Hunt Horseracing and the Gold Cup. Cheltenham is well known for its festivals within the town during the calendar year, the most popular being literature, jazz and cricket.

GENERAL INFORMATION

Tenure: Leasehold with a Share of the Freehold.
Original Length of Lease: 999 years.
Service Charge: Approx. £150 pcm.
Managing Agent: HML Property Mgmt., Cheltenham.

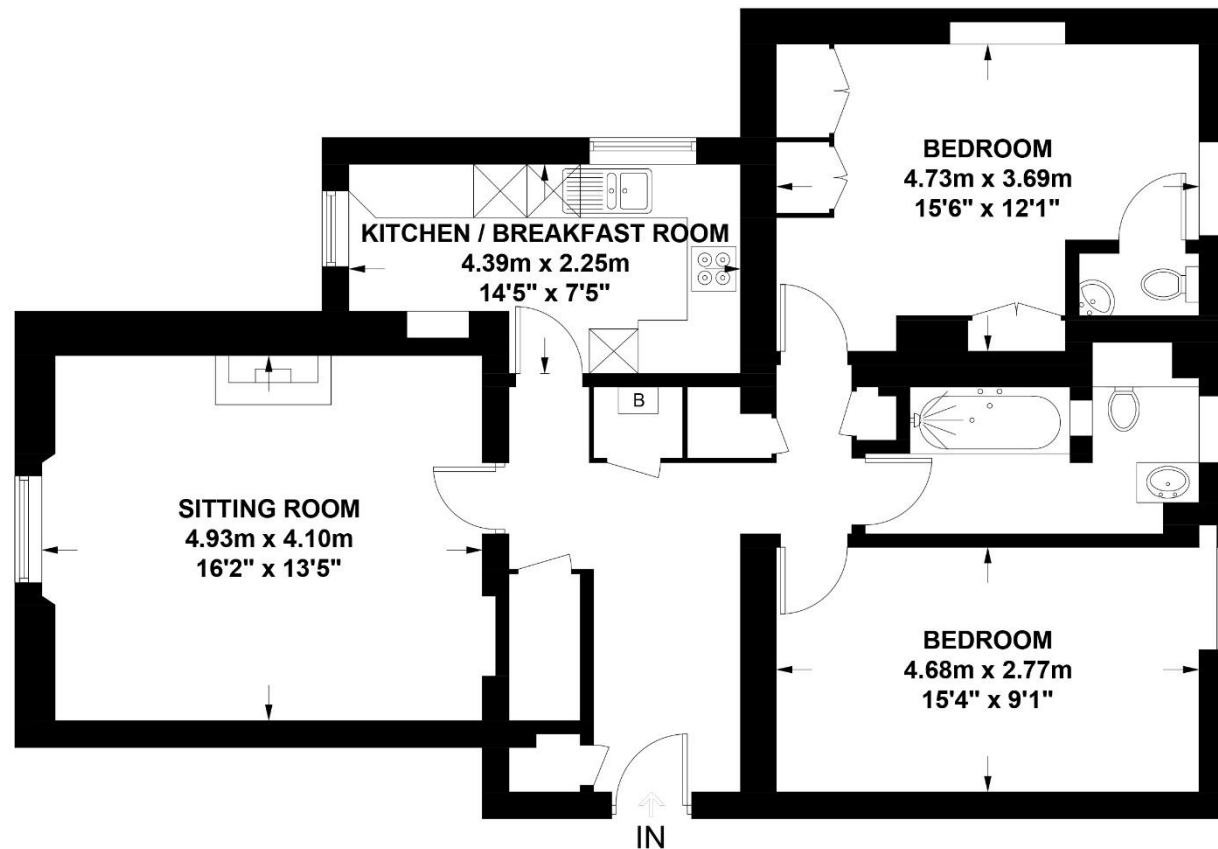
Mains water, electricity and drainage are connected.

Council Tax Band: (B) - £1,363.66 pa. (2019/2020).

Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 86.8 sq m / 934 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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