

4 ALBERT COURT

ALBERT ROAD, PITTVILLE, CHELTENHAM, GL52 2TN



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This generously proportioned town house forms part of a small terrace of four properties which we understand were constructed in 1969 and designed by local Cheltenham architect Roger Dyer. Requiring updating throughout the property is offered to the market by informal tender.

- Desirable location close to beautiful parks, the town centre & Prestbury Park Racecourse
- Generous four storey accommodation requiring a sympathetic programme of updating
- Ground floor kitchen/dining room with double doors to a pretty walled west facing garden with pedestrian access
- First floor study and sitting room with east facing sun balcony affording views over parkland towards the Regency villas of Pittville Crescent
- Four good sized spacious bedrooms and two bath/shower rooms
- Integral single garage and allocated off road parking for one vehicle
- Changing hands for the first time in 37 years and offered with no onward chain

DESCRIPTION

This imposing end of terrace town house style dwelling forms part of a small development of just eight properties. Located close to open parkland and also the town centre with all of its excellent amenities, this versatile property comes to the market requiring a general programme of improvement throughout and also the opportunity for a prospective purchaser to re-design the layout if desired.





SITUATION

Situated within the central conservation area located opposite Pittville Crescent enjoying a simply beautiful open aspect including far reaching views to Cleeve Hill. Pittville is located on the northern side of Cheltenham and is renowned for having some of the finest architecture the town has to offer. Within a short walk is Pittville Park with its ornamental gardens and the magnificent Pump Rooms. 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

Services:
Mains water, electricity, gas and drainage are connected to the property.
Maintenance charge: £150.00pa

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (F) - £2,532.50pa. (2019/2020).

VIEWINGS

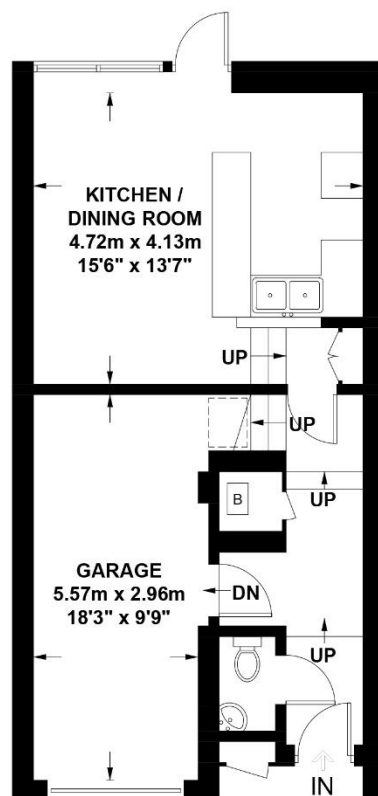
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



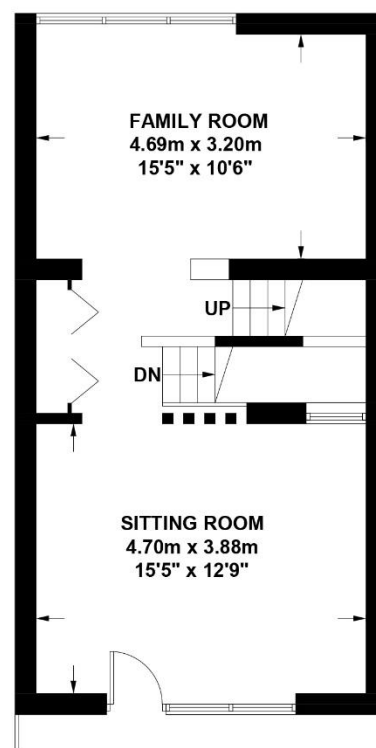
Approximate Gross Internal Area = 168 sq m / 1807 sq ft
 Garage = 15.1 sq m / 162 sq ft
 Total = 183.1 sq m / 1969 sq ft



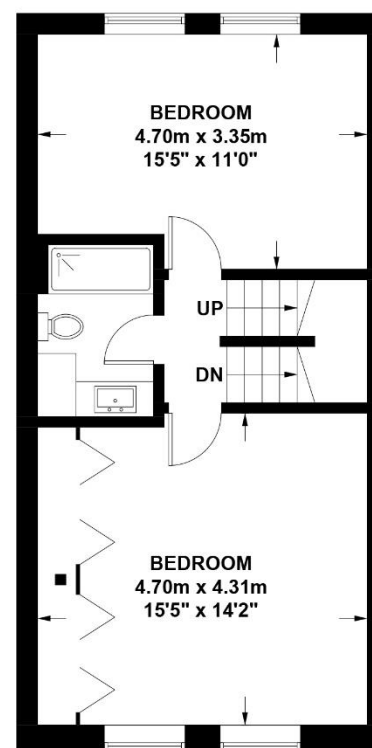
 = Reduced headroom below 1.5m / 5'0



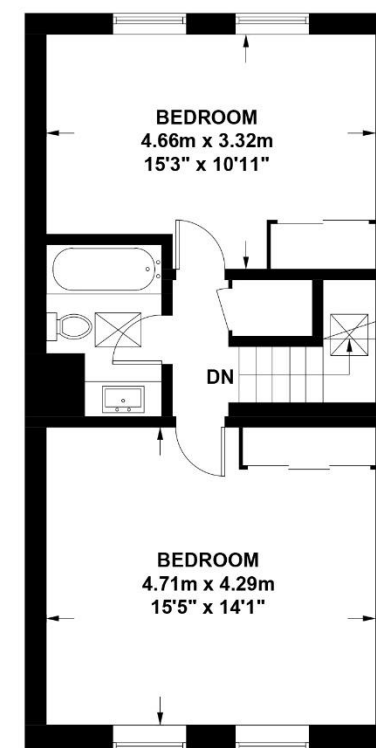
GROUND FLOOR
 327 SQ FT / 30.4 SQ M



FIRST FLOOR
 484 SQ FT / 45.0 SQ M



SECOND FLOOR
 498 SQ FT / 46.3 SQ M



THIRD FLOOR
 498 SQ FT / 46.3 SQ M

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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