

## 2 PORTLAND SQUARE

CHELTENHAM, GLOUCESTERSHIRE, GL52 2PS





## 2 PORTLAND SQUARE

Occupying the raised and lower ground floors, this period property has been totally renovated by the present owners. 2 Portland Square benefits from two stunning reception rooms, a contemporary kitchen with bi-folding doors into the garden together with two bedrooms and two bath/shower rooms.

- Wide reception hall with ornate cornicing
- Stunning newly fitted kitchen/breakfast room with underfloor heating and bi-folding doors leading to the courtyard garden
- Double drawing room with ornate cornicing
- Two generous double bedrooms including an en-suite shower room with underfloor heating to the master and principal bathroom with underfloor heating servicing the guest bedroom
- Private courtyard garden with pedestrian access

### DESCRIPTION

This property is offered in exemplary condition and benefits from bright and spacious accommodation arranged over the raised and lower ground floors. The double drawing room has large sash windows to the front and rear overlooking the garden whilst the kitchen/breakfast room is wonderfully proportioned and benefits from bi-folding doors leading into the garden. The two double bedrooms are located on the lower ground floor which has been tanked and comes with a 10 year guarantee. The master bedroom benefits from an en-suite shower room and a door into the garden whilst the guest bedroom has fitted wardrobes and is serviced by the principal bathroom. The courtyard is ideal for al fresco dining and permit parking is available in this district.







### SITUATION

Standing on the edge of the original Pittville Estate near the recently restored Pittville Gates and within a short stroll of the leisure facilities in Pittville Park including the imposing Grade I Listed Pump Rooms. Prestbury Park Racecourse is also within a short walk. The High Street and Cheltenham's architecturally inspiring Promenade are within striking distance, as are a number of local amenities on Prestbury Road including a popular coffee shop and hairdressers. There are also a number of exciting festivals throughout the year including jazz, music, science, literature and the Cheltenham Gold Cup.

### GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected.

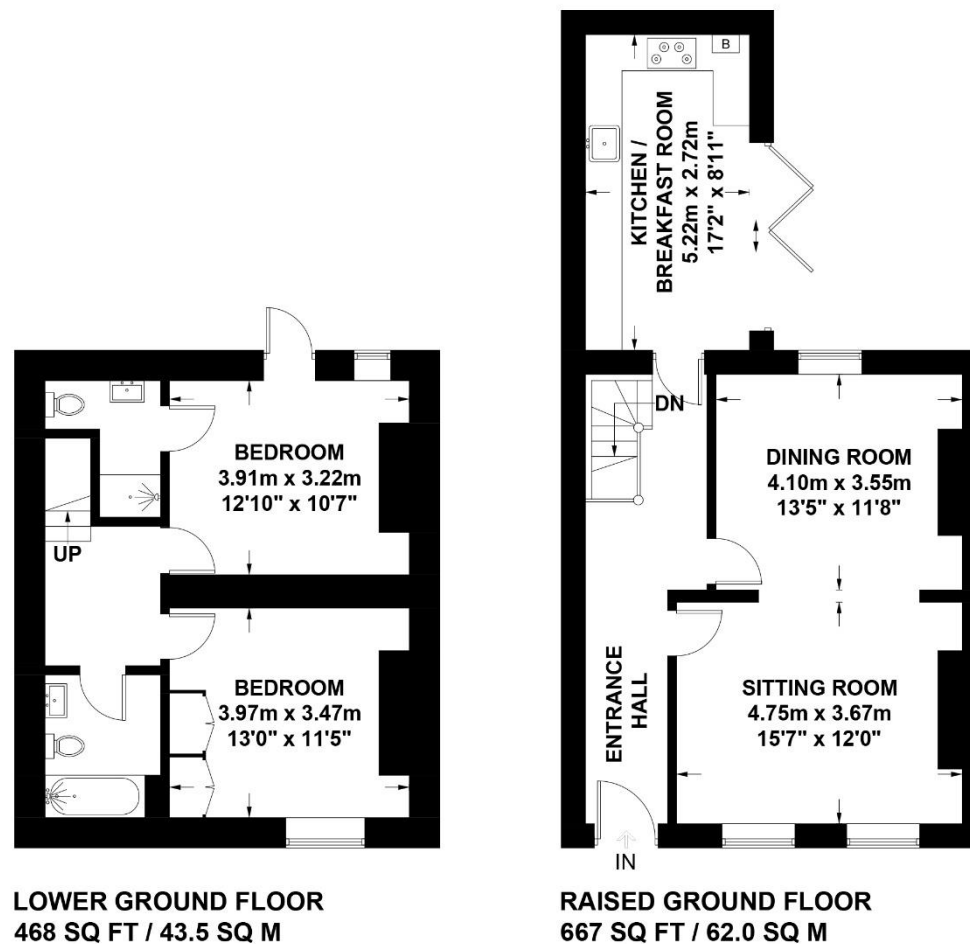
Council Tax Band: (B) - £1,363.66 pa. (2019/2020).

Tenure & Maintenance: Leasehold with the entire freehold. Responsible for a 2/3 share in maintenance and buildings insurance, etc. The first floor apartment is on a long lease and contributes the remaining 1/3.

Agents Note: The first floor is available by separate negotiation.



Approximate Gross Internal Area = 105.5 sq m / 1135 sq ft



**LOWER GROUND FLOOR**  
468 SQ FT / 43.5 SQ M

**RAISED GROUND FLOOR**  
667 SQ FT / 62.0 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.  
Cheltenham Home Inspection © 2019