

9 THE POND HOUSE,
19 PITTVILLE CRESCENT, CHELTENHAM, GLOUCESTERSHIRE, GL52 2QZ

 Charles Lear



9 THE POND HOUSE

The Pond House is a gated, contemporary highly sought after development positioned within a stone's throw of Pittville Pump Rooms and Pittville Park. Apartment 9 offers light, spacious and beautifully presented living accommodation, views towards Cleeve hill, lift access, allocated parking and the building stands in manicured communal grounds.

- Wonderful location on one of Pittville's finest roads close to local amenities and ten minutes' walk from the town centre
- Well maintained communal areas with both stair and lift access
- Spacious and beautifully presented accommodation in excess of 1200sqft
- Wide reception hall with a contemporary bathroom off, 28' open plan kitchen/dining/sitting room with dual aspect windows to enjoy the views
- Two generous bedrooms and two bathrooms including the principle bedroom suite
- Allocated gated parking, EV charge point and manicured grounds

From the entrance hall are double doors opening into the open plan living space which measures an impressive 28' and benefits a fully integrated kitchen, space for a dining table, bespoke built in shelving and storage, dual aspect windows and a comfy nook, ideal for a relaxing area to read or listen to music. The generous principle bedroom has a Juliette balcony, built in wardrobes and a modern en-suite shower room. The second bedroom is also a generous size with westerly views and large built-in wardrobes. Off the entrance hall is a contemporary fitted bathroom and a useful storage cupboard.





SITUATION

The Pond House stands at the junction of both Pittville Crescent and Albert Road both of which are peaceful tree lined avenues. Within a short walk is the historic Pittville Pump Rooms and Pittville Park with its numerous leisure facilities along with Prestbury Park Racecourse home of national hunt racing. The High Street and Promenade are within a ten minute walk providing a very good range of shops, restaurants, cafes and wine bars along with many of the town's most highly respected schools including Cheltenham College, Cheltenham Ladies College and also Dean Close.

GENERAL INFORMATION:

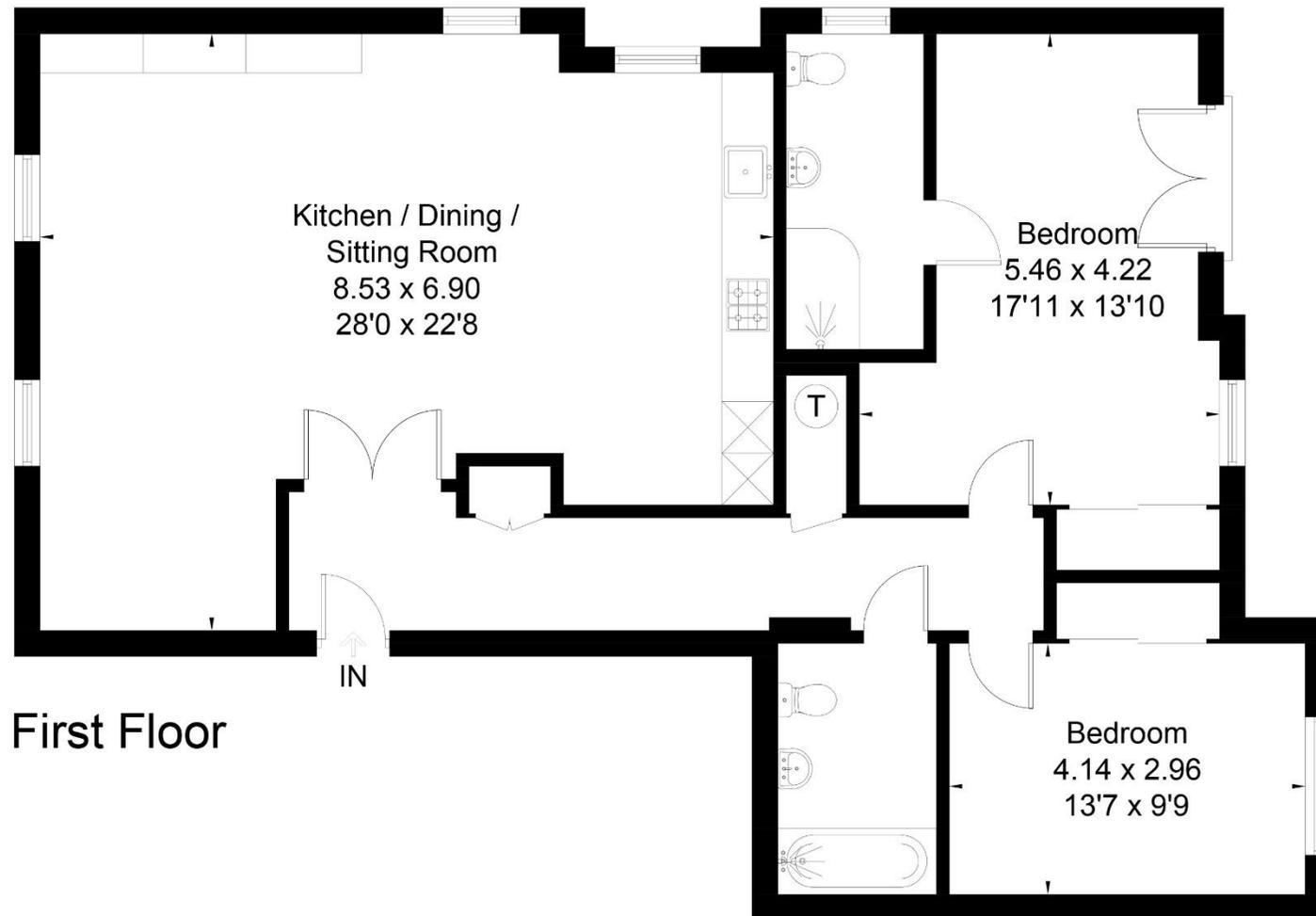
Local Authority: Cheltenham BC - 01242 262626.
Council Tax Band: (E) - £2,790.03 pa. (2025/2026).
Tenure: Leasehold 125 years from 2013
Service Charge: £2,802.72 pa.
Ground Rent: £350 pa.
Managing Agents: Young & Gilling, Cheltenham
EPC Rating:

VIEWINGS

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



Approximate Floor Area = 111.6 sq m / 1201 sq ft



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63602