

HUNTERS®

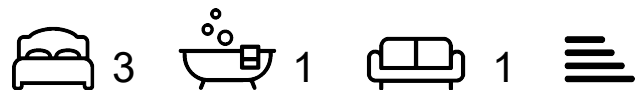
HERE TO GET *you* THERE



Hillcourt Road

Pittville, GL52 3JU

Guide Price £235,000



Council Tax: C



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Hunters Estate Agents are delighted to present this outstanding three bedroom top floor penthouse style apartment complete with carport to the sales market. This highly desirable property is offered with a share of the freehold, which is very well run and exceptionally well funded.

The property offers its owners a very flexible layout with the third bedroom making an equally sought after 'home office' or study, with fabulous views across Cleeve Hill. Due to the property's position in the block, there are the same encapsulation views from the kitchen, the living room and bedrooms one and two. The kitchen is well fitted with a dedicated breakfast area and the bathroom is centrally locating serving the entire apartment.

Outside, the property continues to excel with beautiful and immaculately managed gardens surrounding the building. There is communal parking, guest parking and a dedicated covered carport with additional save storage area.

Elm Court is located on just North of the town centre in the heart of the Pittville district. Its neighbours include Cheltenham Racecourse and the ever-popular Pittville Park, an award winning 82 acre park includes playgrounds, the famous Pittville Pump Rooms, a permanent coffee shop, a boating lake & an aviary. The park is also host to a variety of activities including early morning fitness groups and the regular Saturday morning park run.

Elm Court is a highly desirable development due to the 'no subletting' rule which many home owners find extremely comforting. The management company, manly due to the very high 'owner occupier' ratio is very well run and supported. Whilst not being attractive to Landlords, this block is one of the most popular blocks in Cheltenham for those looking for a well managed property in the heart of this exceptional town.

All viewings are by appointment only

Tel: 01242 528500

- Three Bedroom Top Floor Apartment
- Living Room with Dual Aspect views to Cleeve Hill
- Large Kitchen Breakfast Room
- Service Charge is £1,320.00 per annum Including Building Insurance
- Council Tax Band C | Energy Rating (EPC) tbc
- Breathtaking Views from all Windows
- Offered For Sale in Good Order Throughout
- Close to Pittville Park and Local Amenities
- 999 Year Lease with Share of Freehold (956 Years remaining)
- Tenure - LEASEHOLD

Living Room

14'10" x 11'1" (4.54 x 3.38)

Kitchen / Dining Area

8'0" x 17'8" (2.45 x 5.40)

Bathroom

5'6" x 6'3" (1.69 x 1.91)

Bedroom One

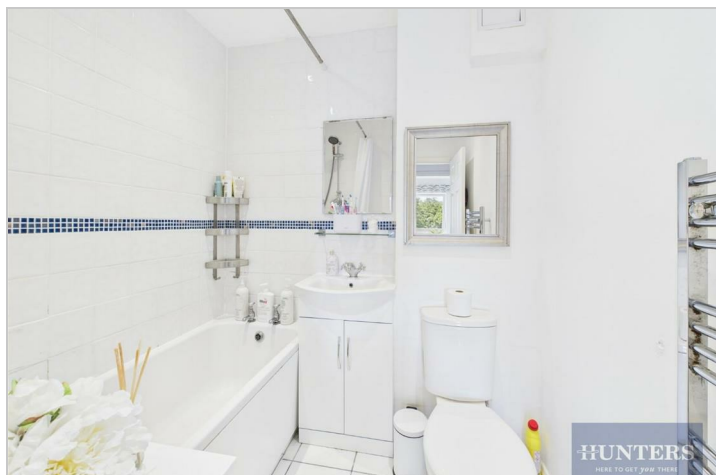
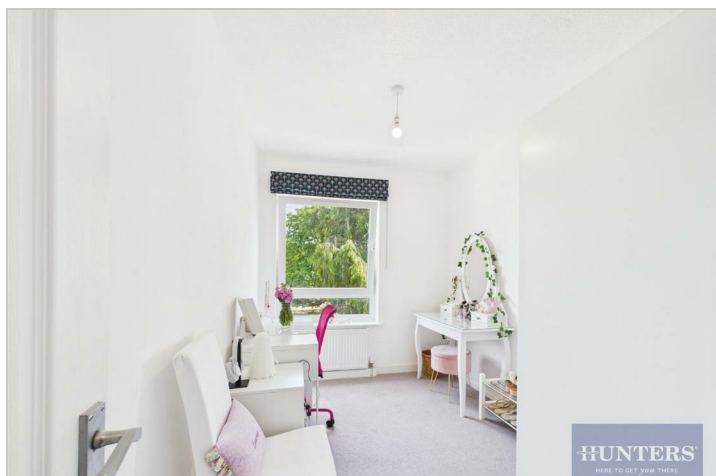
11'5" x 9'7" (3.49 x 2.94)

Bedroom Two

11'5" x 7'3" (3.48 x 2.21)

Bedroom Three / Office

6'10" x 9'9" (2.10 x 2.99)



Road Map



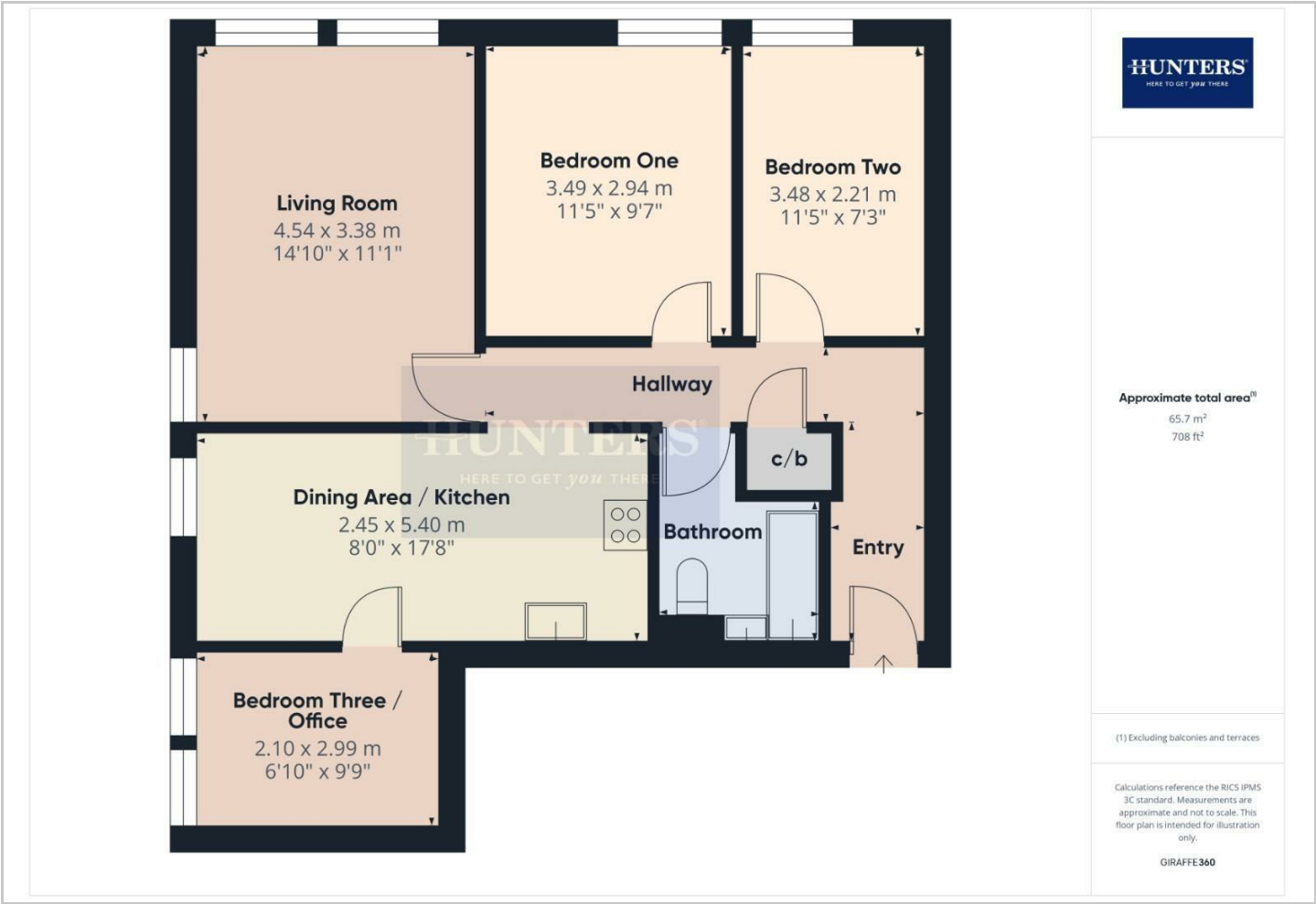
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.