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## Apartment 7, Berkeley House

Pittville Circus Road, Cheltenham, GL52 2QH

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*An elegant and grand apartment on the top floor of this striking building on a sought after address in Pittville with parking, communal gardens and a lift within the building.*

- Large entrance hall
- Two further double bedrooms
- Sitting room
- Family bathroom
- Balcony
- Outstanding views
- Kitchen
- Lift
- Double bedroom with ensuite
- Communal gardens

Berkeley House is an elegant period building that was converted a number of years ago into apartments and forming part of an attractive street scene on the tree lined Pittville Circus Road.

The apartment is positioned on the top floor and as such enjoys the grandeur of the classic townhouse it once was with beautifully proportioned rooms and with the benefit of a private balcony. The property has been a much treasured home and whilst immaculate in presentation it allows for some cosmetic enhancements. With the practicalities of life in mind, the interior planning has been carefully considered to use every inch of its vast space which extends to over 1500 sq ft. Due to its rare size, architectural merit and central location, it would make a lovely home but could also be perfect for a lock up and leave or an investment to rent out.

Entrance is gained through smart communal areas with either steps or a lift that leads to the top floor of this elegant building and to the private door of number 7. The hall opens to a drawing room with a feature fireplace and the benefit of a private balcony, that is ideal for potted plants and a bistro seating arrangement and this area enjoys far reaching views.



The kitchen is across the rear of this floor, a good sized space with a large area for a dining table and a range of fitted units. Adjacent to this is bedroom which could be used as a home office, if so wished. There is a guest bedroom with fitted wardrobes and an en suite shower room and to the front of the house, occupying a large proportion of the apartment, is the principal bedroom with a large jack n' jill bathroom and a range of fitted wardrobes.

#### Outside:

The communal grounds are set to the front and are a well-tended area of lawn for all the apartments within Berkeley House to enjoy. The appeal of Berkeley House is its close proximity to the beautiful parks of Pittville, which are an excellent and spacious place to enjoy and escape. There is allocated parking to the front of the building.

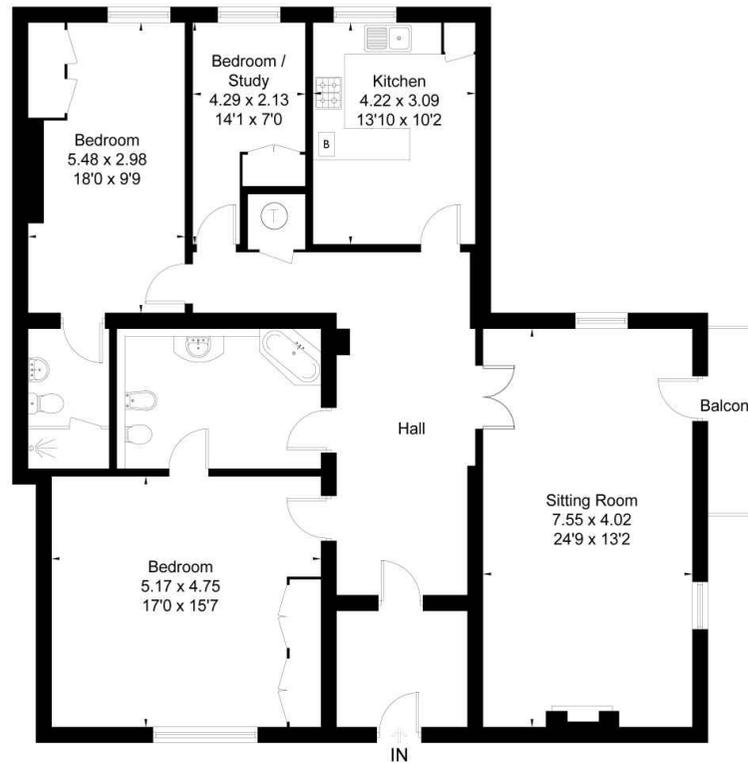
#### Situation:

Pittville Circus Road is a much sought after address, with grand houses that form an attractive and leafy street scene. The property is within moments of Pittville Park, which is widely known for its boating lake, Pump Rooms and pretty cafes and it is also within a very short stroll of a collection of smart local coffee shops and convenience stores. John Lewis department store and Cheltenham's fashionable shopping districts Montpellier and Promenade can be reached by foot in less than 15 minutes. A cultural centre, Cheltenham plays host to several highly acclaimed festivals including Music, Food and Literature. The town is also known for its excellent schools to include The Cheltenham Ladies' College, Cheltenham College, Berkhamstead and Dean Close, all within a comfortable walk or bike ride. Communication links are excellent from this area, with easy access to the M5 Motorway and main line train station with lines to major cities



# FLOORPLANS

Approximate Floor Area = 143.4 sq m / 1543 sq ft



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 #68686



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D	67	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	