



KE
KINGSLEY
EVANS

APARTMENT FOUR KENILWORTH HOUSE

27 Pittville Lawn, Cheltenham, GL52 2BH

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An elegant and grand apartment on the raised ground floor of this striking building overlooking Pittville Park.

- Kitchen
- Sitting/Dining Room
- Two Double Bedrooms
- Bathroom
- Parking for One Car
- Garage

DESCRIPTION

Set in one of the most desirable locations in the heart of Cheltenham's centre, this elegant apartment occupies the raised ground floor of Kenilworth House, a striking Grade II listed Georgian building. It offers the very best of town living, only a short stroll of the high street, yet it overlooks the immaculate Park of Pittville, making it a particularly green and leafy setting. With the practicalities of life in mind, the interior planning has been carefully considered and presented in immaculate order. Due to this, its architectural merit and excellent central location, it makes an ideal lock up and leave, a let (as it has been successfully for many years) or permanent home.

Entrance to the apartment is through smart communal areas and the private door of Number 4 can be found just off the hallway on the raised ground level. Owing to its position, it enjoys the high ceilings and large sash windows indicative of the buildings Regency era. The sitting room, enjoys views to the front through two Sash hung windows which allow for a vista of the park, this beautifully spacious room has a feature fireplace and an area for a dining table and desk. Adjacent, is the kitchen which is well-appointed with a range of modern units and integrated appliances. The two bedrooms are both double in size and share a modern family bathroom.



OUTSIDE

The apartment has the benefit of allocated parking space in addition to a garage which is rare for living so close to Cheltenham's centre.

SITUATION

Pittville Lawn is a much sought after address, with grand houses that directly overlook 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

LOCAL AUTHORITY

Cheltenham Borough Council, Band B.

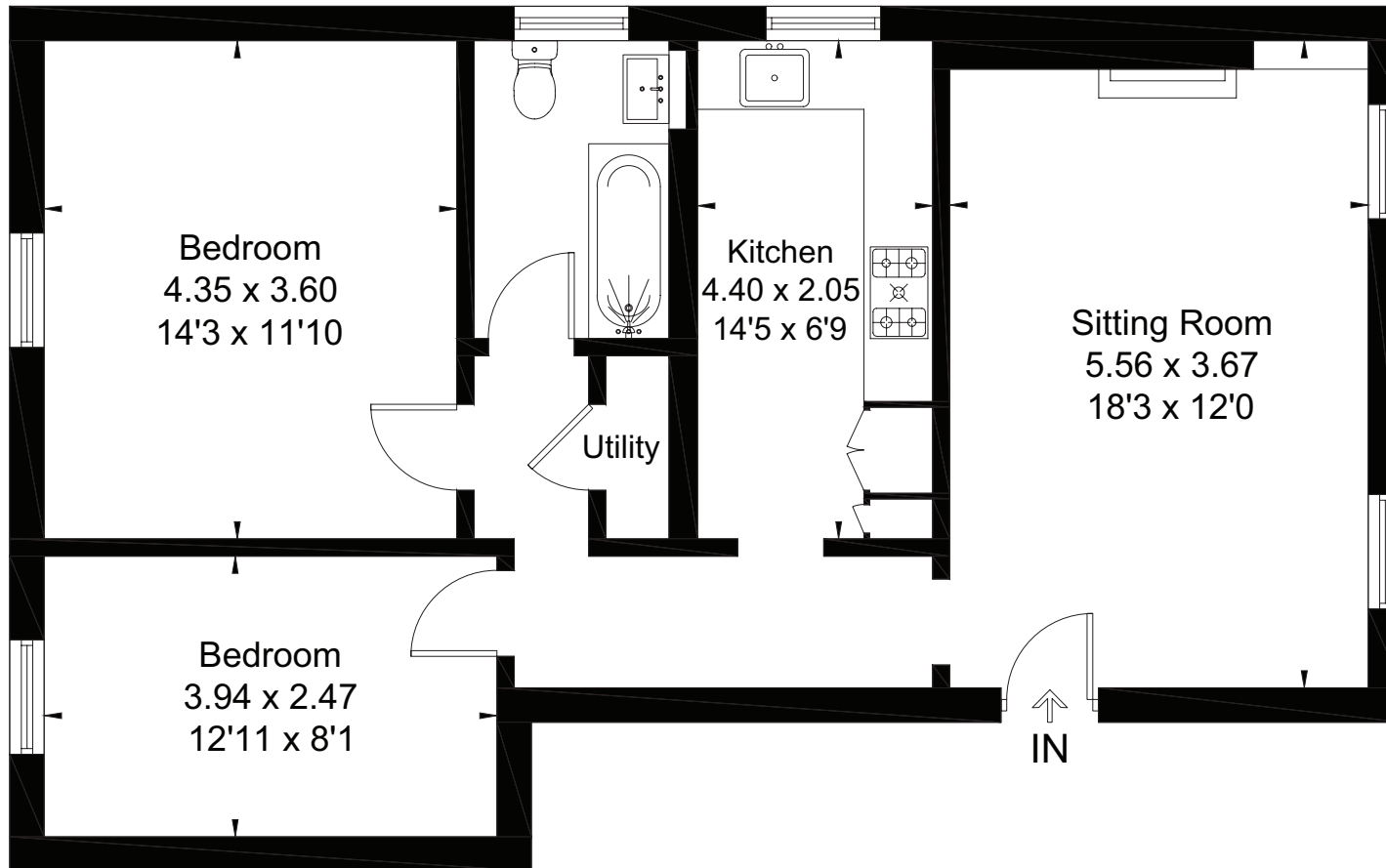
AGENTS NOTES

Share of the Freehold – 1/8

Monthly Management Fee – £190.00 PCM



Approximate Floor Area = 70.5 sq m / 759 sq ft



Ground Floor