

## APARTMENT 13 ELLERSLIE HOUSE

108 Albert Road, Cheltenham, GL52 3JB

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*A superb three-bedroom apartment set within the exclusive Ellerslie House close to both Pittville Park and the town's cultural centre.*

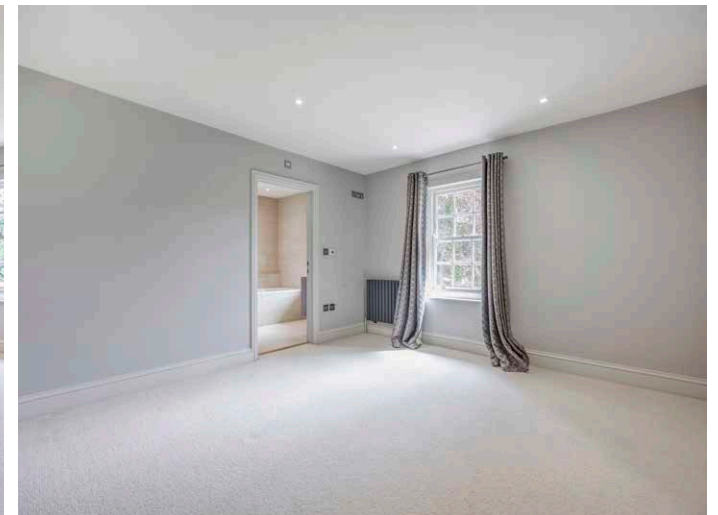
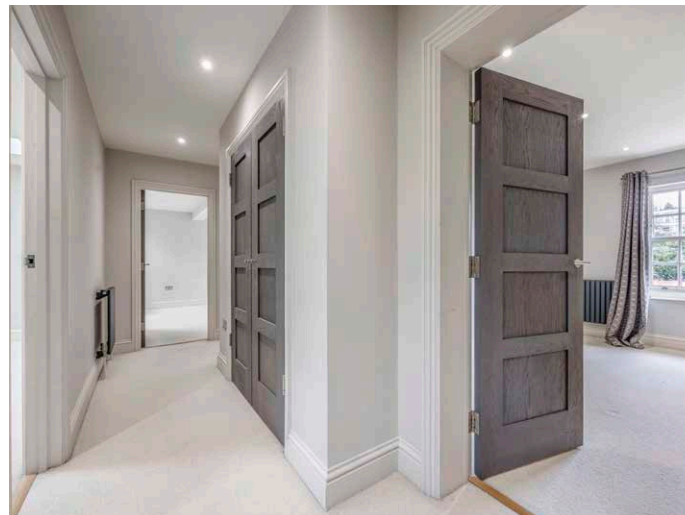
- First Floor Apartment
- Reception hall
- Sitting Room/Kitchen
- Principal Bedroom with En Suite
- Two Further Bedrooms
- Shower Room
- Parking
- Beautiful Communal Grounds

### DESCRIPTION

This beautiful first floor apartment is set within the modern wing of this luxury villa that was converted some years ago and has been one of the most sought after developments of apartments within the area. Nestled within well established and wooded grounds, the apartments are a complete joy, a short stroll from the centre, and with a gate directly into Pittville Park, they offer the best of town living within a mature and green setting.

At just a little under 1000 Sq Ft the apartment is well planned and The accommodation is practical and spacious ideal for comfortable living with great onus placed on a secure, gated environment making these an ideal home, rental or lock up and leave.

Entrance is into a wide hallway that introduces the reception rooms and bedrooms. The sitting room is open plan to the kitchen, this entire area is flooded with natural light, enjoying a double aspect view of the communal grounds and broader views. The kitchen itself is well-appointed and fitted with a range of bespoke quality units and appliances. The principal bedroom has an en suite bathroom whilst a shower room serves the remaining two bedrooms.



#### OUTSIDE

Ellerslie House has a prominent position on the sought-after Albert Road and direct pedestrian access into Pittville Park which provides the backdrop and views. The detail of inside continues to the outside space with the building enclosed by wrought iron railings and electronically operated gates with apartment 13 benefitting from a private and a secure parking space. The apartment is accessed via a standalone keypad video entry phone to provide remote entry. There are external bike racks for use and an enclosed and discreet refuse store.

#### SITUATION

Much of the charm of Ellerslie is due to its idyllic setting, beautifully tucked away behind electric gates and via a driveway, creating an exceptional setting. Located in the green and leafy suburb of Pittville which is recognised as one of Cheltenham's finest locations and steeped in important history. Ellerslie House backs onto the iconic Pittville Park with its, lake, bridged walkways and Pump Rooms yet within a short stroll to Cheltenham's fashionable shopping districts Montpellier and Promenade. A cultural town, Cheltenham plays host to several highly acclaimed festivals including Jazz, Food and Literature. The town is also known for its excellent schools to include, The Cheltenham Ladies' College, Cheltenham College and Dean Close all within walking distance.

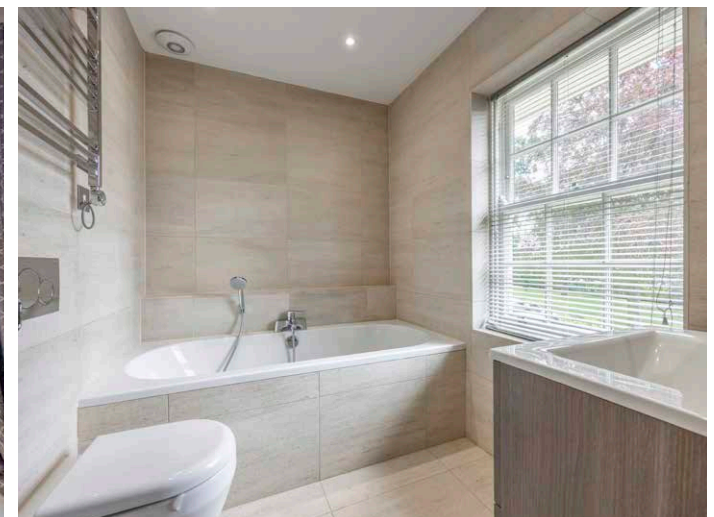
#### SERVICES

EPC Rated C Council Tax Band D – Cheltenham Borough Council

Mains water, electricity, gas and drainage.

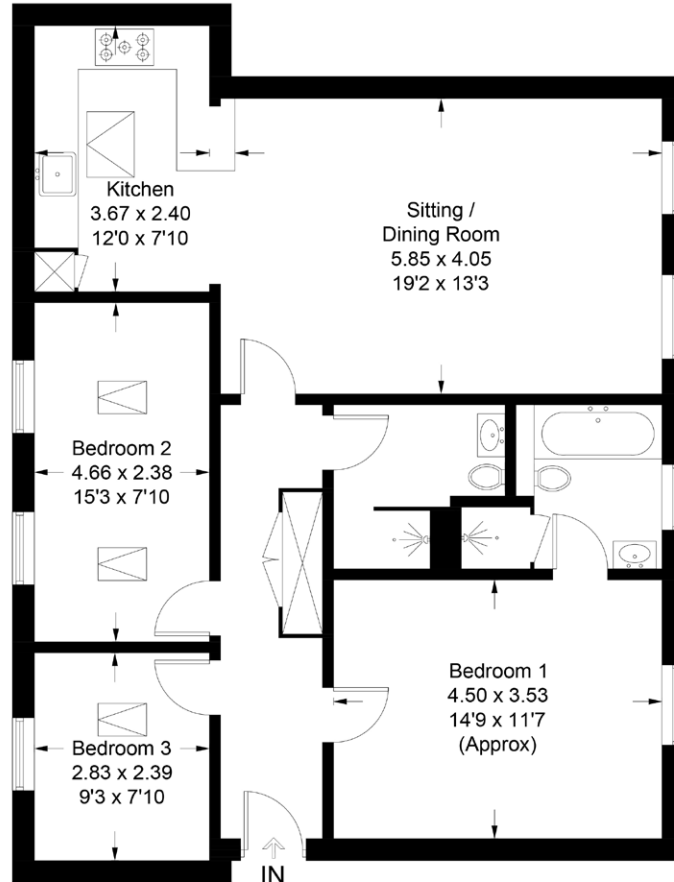
Share of the Freehold Service charge is £2,200 PA

Lease is 125 years from 2015



## Apartment 13, Ellerslie House, 108 Albert Road, GL52 3JB

Approximate Gross Internal Area = 90.5 sq m / 974 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1198828)



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