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APARTMENT 16 VICTORIA HOUSE

Albert Road, Cheltenham, GL52 2HZ

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A stunning duplex apartment overlooking Pittville Park. Exceptionally spacious, beautifully planned and presented living space with wraparound private roof terraces, secure parking and pedestrian access into Pittville Park.

- Duplex Apartment
- Three Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Gated Secure Environment
- Private Undercover Parking for Two Cars
- Wraparound Balcony

DESCRIPTION

Arguably, one of the very best apartments within this pocket of Cheltenham. Victoria House is nestled off Albert Road in the heart of Pittville and is considered to be one of Cheltenham's preeminent addresses, set in the heart of the town, yet enjoying an extremely peaceful position, with beautiful views across Pittville Park and its lakes. Penthouse apartments rarely come to the market, particularly ones of this scale and specification. It is perfect for those who want to either live in the heart of Cheltenham or have a centrally located lock up and leave that is particularly secure, easy to maintain and the perfect place from which to enjoy the town's rich culture.

Occupying the top two floors of this luxury building, with three wraparound terraces, that offer an easterly, westerly and southerly aspect. The apartment has been designed entirely for its setting and open views of the park and Cleeve Hill, a scene which is rare to find living so close to the town's centre. Another wonderful feature is the proportions of the rooms and the size of the apartment, which extends to c 1350 Sq ft.

Entrance is through the communal areas which are beautifully maintained with a lift or stairs rising to the third floor and to the private entrance of this home. The reception hall opens into the living space through which there are two access points



to the main outside terrace. The kitchen is beautifully appointed with a range of modern units and integrated appliances, this opens to the dining area and a set of glazed partition doors open to the wonderful sitting room. Also, on this level is an additional lounge/double bedroom with double doors that lead to a second terrace facing east towards Cleeve Hill. There is also a modern family bathroom. A staircase rises to the top hallway where there are two double bedrooms with contemporary en suites, both of which enjoy access to the extensive third terrace wrapping around three sides of the building.

OUTSIDE

Unusually for apartment living, the main terrace, which is south-facing, is the perfect space for alfresco dining and entertaining enjoying beautiful panoramic views of Pittville Park. The communal grounds are well-tended and manicured, set into two distinct areas with one offering direct access into Pittville Park via a private pedestrian gate. In addition, the apartment comes with tandem covered parking for two cars and additional visitor parking.

SITUATION

Victoria House is set behind electric gates off Albert Road, a highly sought after Pittville address. This leafy and long boulevard runs from the town centre all the way to the Racecourse, siding 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 London Paddington, other major cities and towns.

SERVICES

The Ground Rent - £175.00 per annum.

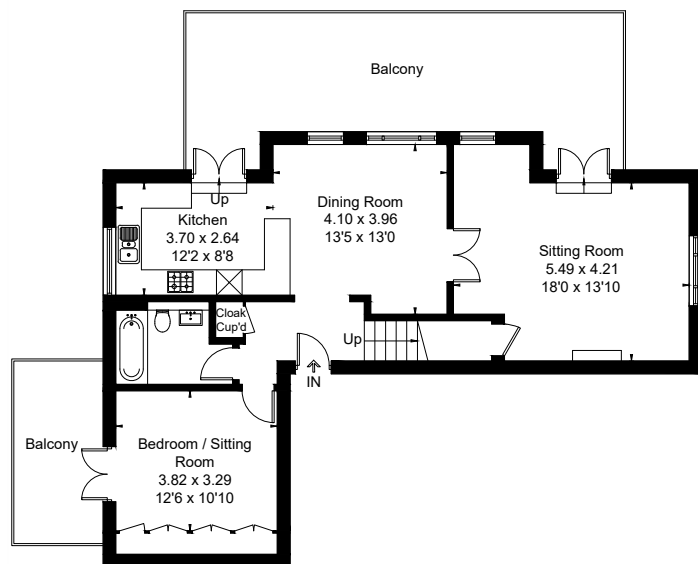
250 years from 1st Jan 2007 - 232 years remaining.

Service charge is £3,826 pa

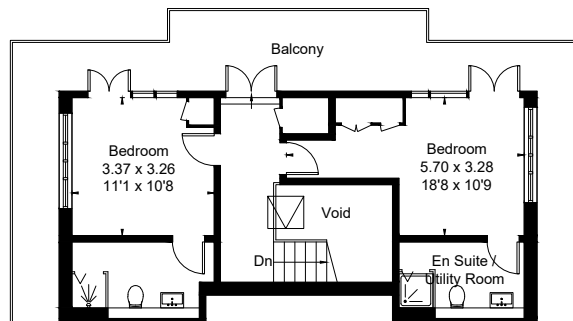
Mains electric, water and sewerage. No gas.



Approximate Floor Area = 126.3 sq m / 1359 sq ft (Excluding Void)



Lower Floor



Upper Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)	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	63	78
	EU Directive 2002/91/EC	



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