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APARTMENT 16 VICTORIA HOUSE

Pittville Place, Albert Road, Cheltenham, GL52 3HZ



## APARTMENT 16 VICTORIA HOUSE

PITTVILLE PLACE, ALBERT ROAD, CHELTENHAM, GL52 3HZ

*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.*

- Exclusive gated development
- Two-storey penthouse apartment
- Expansive terraces on both levels
- Panoramic views of Pittville Park and Cleeve Hill
- Secure undercover parking for two cars
- Rare to market

### DESCRIPTION

A substantial duplex penthouse apartment with private terraces that overlook Pittville Park.

The main living space is impressive, combining a well-appointed kitchen, with a range of modern units and integrated appliances, a sizeable dining area and a sitting room which commands stunning views. A set of glazed doors allow the sitting room to be separated from the rest of the space as preferred. External french doors provide access to the largest of the apartment's three terraces, which faces south. Also on this level is a further lounge/double bedroom with external doors to a second terrace which faces towards Cleeve Hill, in addition to a family bathroom, and an internal staircase to the upper level.

The upper hallway introduces two double bedrooms. One with an ensuite bathroom with



underfloor heating and a rainwater shower. The other has a combined utility/shower room. The third terrace, which wraps around the upper level, provides views to east, south and west and can be accessed from both bedrooms and the hallway. The apartment enjoys the benefit of recently installed energy-efficient electric heating and hot water systems.

#### OUTSIDE

The apartment's open aspects, with beautiful views, are enhanced externally by its three terraces. In particular, the large south-facing terrace off the main living area is the perfect space for alfresco dining and entertaining enjoying views of Pittville Park. Other external amenities include gated vehicle and pedestrian entry, two covered parking spaces, ample visitor parking and private pedestrian access to Pittville Park.

#### SITUATION

Penthouse apartments rarely come to the market, particularly ones of this scale and with such excellent private, outside space. It is perfect for those wanting to be close to the amenities of Cheltenham or, as a centrally located lock-up-and-leave that is particularly secure and easy to maintain.

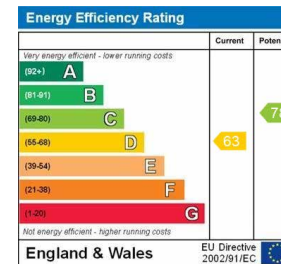
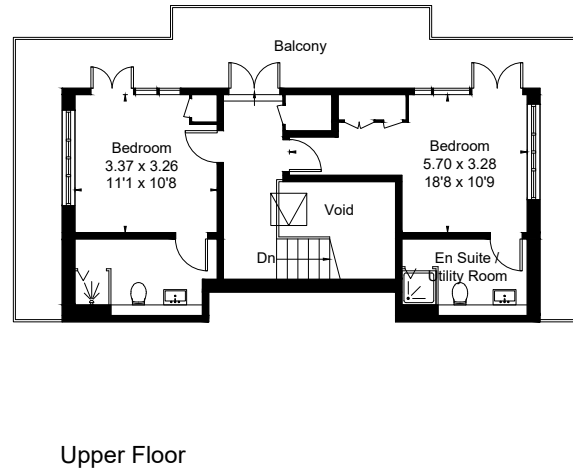
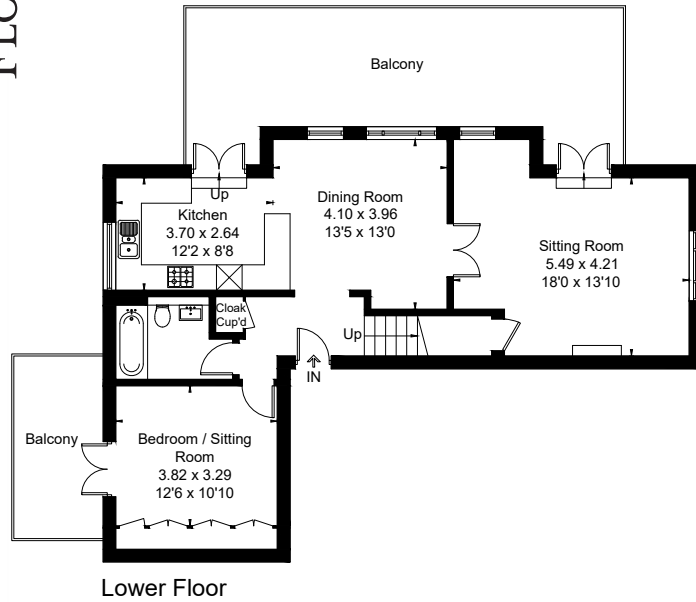
Pittville Place is set behind electric gates off Albert Road in the heart of Pittville. The apartment is within a stones throw of smart local coffee shops and convenience stores while the amenities of the town centre including the John Lewis department store, Cheltenham's fashionable shopping district, world renowned boarding schools and the lively restaurant culture, are all just a short walk away. Communication links are excellent from this area, with easy access to the M5 Motorway and main line train station, just 10 minutes by car, offering lines to London Paddington, and other major cities.





# FLOORPLANS

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



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