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# Apartment 6, The Pond House

19 Pittville Crescent, Cheltenham, GL52 2OZ

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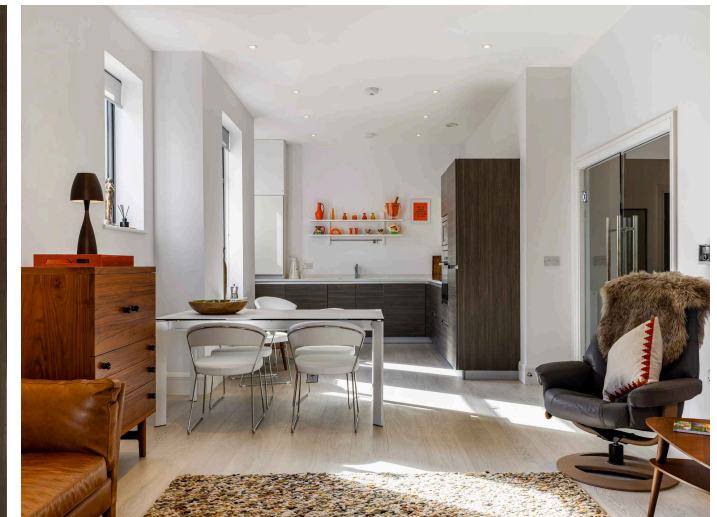
*A beautifully presented, spacious ground floor apartment in a sought-after building near Pittville Crescent, within walking distance of the park and Cheltenham's town centre.*

- Reception hall
- Open plan Kitchen/Dining/Sitting room
- Principal Bedroom with en suite shower room and Juliet balcony
- Guest double bedroom
- Family bathroom
- Gated parking
- Communal gardens

The Pond House is a development of just 11 luxury apartments set in landscaped, gated grounds in the heart of Pittville.

Apartment 6 is the most beautifully finished and maintained ground floor apartment that enjoys a peaceful position to the front of the development with lovely views across the gardens and Pittville Crescent, all just a short stroll from the town's cultural centre.

At a 1000 sq ft the proportions are generous, and the interiors are beautifully presented. The current owner has upgraded areas of the apartment to maximise both the space and light on offer. Whilst modern in style, the apartment is notably grand, with high ceilings akin to its period counterparts and large rooms that create a contemporary and luxurious finish. Owing to the design, ease of maintenance and secure gated environment in which the Pond House nestles, it makes for an excellent base, lock-up and leave or as a full-time residence.



Entrance is through the well-maintained communal areas of The Pond House and directly to the private door of the apartment.

The hallway is unusually spacious for apartment living; it acts as a wonderful introduction point and as a connection between the living space and bedrooms. Glass double doors open to the sitting/dining and kitchen, whilst open plan in style, there are defined areas for dining, relaxing and cooking. The kitchen itself is well-appointed with a range of modern units and integrated appliances; within this room are three large windows to enjoy an outlook of the gardens.

The principal bedroom has French doors out to a Juliette balcony and an en suite shower room. The guest bedroom has built-in wardrobes and is serviced by a luxurious bathroom off the hallway. Storage in the apartment has also been well considered, with a large built-in cupboard for storing household equipment.

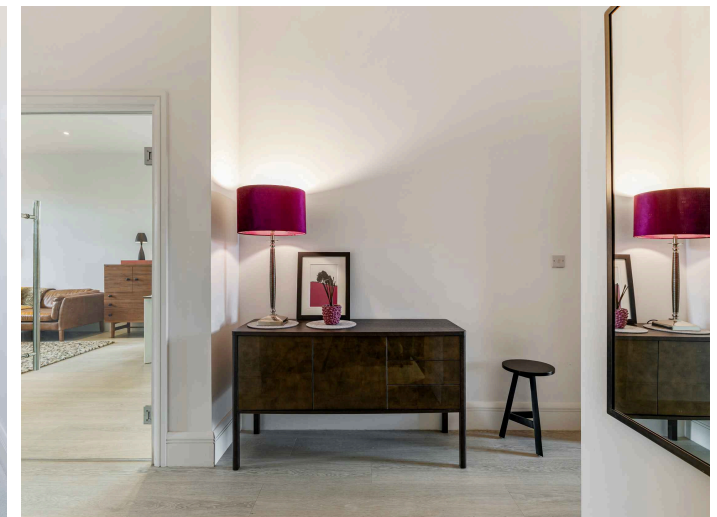
Of worthy note, owing to its position on the ground floor, it is an extremely accessible apartment which offers entrance from stairs to the front or from the rear, there is a ramp for access.

Outside: Much of the charm of the apartment is its position, nestled off Pittville Crescent behind electric gates that provide excellent security and privacy. The communal grounds are well-tended and expansive, a green oasis in the heart of town, which is rare for living so centrally. The apartment runs parallel to Pittville Park and as such, this provides a wonderful extension to the outside space for which to enjoy walks, the park and coffee shops. There is secure gated parking available for one car.

#### Situation:

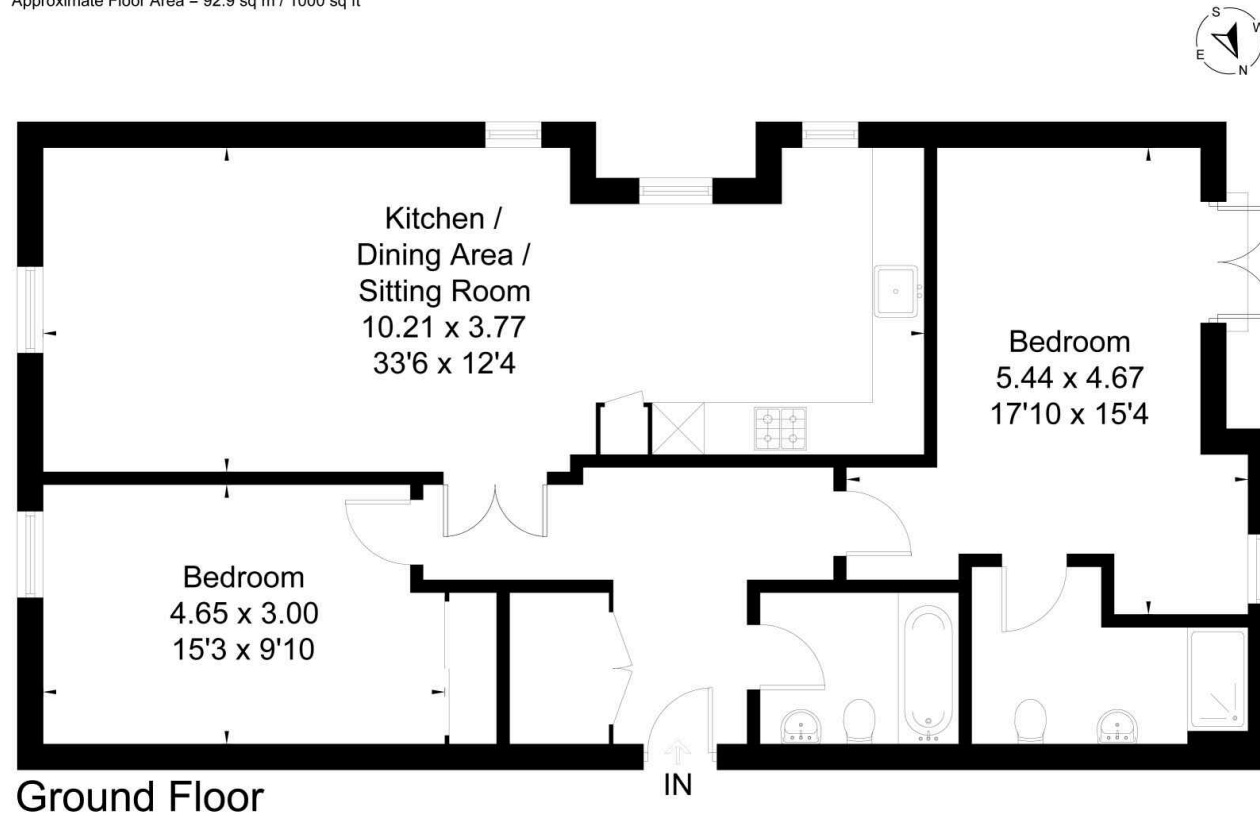
The Pond House is set behind electric gates at the end of the classic Pittville Crescent, a highly sought-after Pittville address. Set off Albert Road, a well-known leafy boulevard, runs from the town centre to the famous Racecourse, passing Pittville Park which is known for its ornamental trees, boating lake, and the historic Pump Rooms.

Pittville has several smart local coffee shops and convenience stores, while the amenities of the town centre, including John Lewis department store and Cheltenham's fashionable shopping and restaurant districts, are a short walk away. A cultural centre, Cheltenham plays host to several highly acclaimed festivals, including Music, Food and Literature.



# FLOORPLANS

Approximate Floor Area = 92.9 sq m / 1000 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 #104935



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Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	72
(55-68)	D		
(49-54)	E		
(35-48)	F		
(1-34)	G		
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	