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10 ALBERT PLACE

Pittville, Cheltenham, GL52 2HW

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An attractive and charming town house with a garage forming part of a lovely street scene a short walk from both Pittville Park and the town centre

- Double Drawing Room
- Kitchen/Breakfast Room
- Shower Room
- Sitting Room
- Utility
- Four Bedrooms
- Bathroom
- Garden
- Garage

DESCRIPTION

Listed Grade II, this beautiful and light townhouse forms part of an attractive street for which Cheltenham is so well-regarded. Positioned on this charming terrace it has a cosmopolitan feel and owing to its classic street scene, it has become a highly coveted address offering the very best of town living yet a stone's throw from parks and open spaces. Inside, it is beautifully maintained in keeping with a home of this era and period grandeur. The rooms throughout the property are generous in size and offer the proportions that these townhouses are noted for.

The accommodation is set over four floors and extends to over 1800 Sq Ft. Entrance is via a generous hallway that introduces a double drawing room to one side, this classic room has a feature fireplace, high ceilings and French doors that open to a raised terrace overlooking the pretty town garden. There is a family bathroom on this floor



On the lower ground floor, there is a sitting room to the front elevation and across the rear is the superb kitchen/breakfast room. The heart of the house, this lovely room is well appointed with a range of units and integrated appliances, space for a dining table and seating with doors that open to a small courtyard and steps up to the garden. The sitting room has also been used as a formal dining room or as an additional bedroom. There is also the benefit of a shower room and a utility room.

The principal bedrooms are positioned on the upper floors, two of which are set on the first-floor level and a further two on the second floor.

OUTSIDE

The rear garden is paved and easy to maintain with mature planting that provides a green and private space. At the rear of the garden is a garage and a personnel door to the adjacent workshop.

SITUATION

Albert Place is a lovely, one-way street found just off Prestbury Road, a much sought-after address edging the leafy area of Pittville. This beautiful location is widely known for its iconic park and boating lake including one of the finest urban play parks in the country. The road itself has a lovely feel and on your doorstep is a collection of smart shops including a coffee shop, hairdressers, beauty salon and well-stocked convenience store. Also, within striking distance is John Lewis department store and Cheltenham's fashionable shopping districts Montpellier and Promenade. A cultural town, Cheltenham plays host to several highly acclaimed festivals including Jazz, Food, Literature and The Gold Cup held within the prestigious racecourse, only a short walk. The town is also known for its excellent schools to include The Cheltenham Ladies' College, Cheltenham College, Berkhamstead and various exceptional state primary schools all within walking distance. Communication links are easy with access to the M5 Motorway and main line train station with lines to major cities.

LOCAL AUTHORITY

Cheltenham Borough Council (01242) 262626

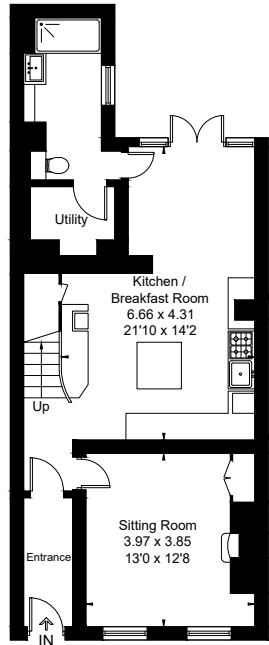
SERVICES

All mains services are connected

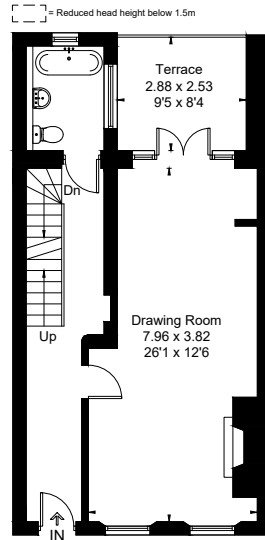


FLOORPLANS

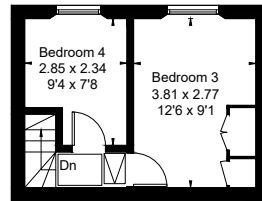
Approximate Floor Area = 171 sq m / 1841 sq ft
 Garage / Workshop = 29.1 sq m / 313 sq ft
 Total = 200.1 sq m / 2154 sq ft



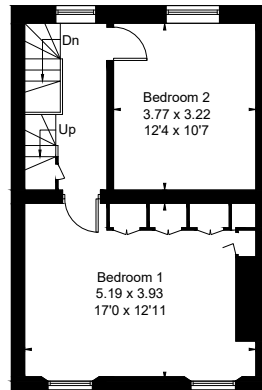
Lower Ground Floor



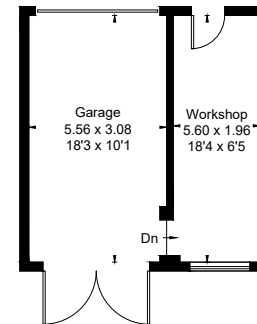
Upper Ground Floor



Second Floor



First Floor



(Not Shown In Actual Location / Orientation)



Kingsley Evans
 115 Promenade
 Cheltenham
 Gloucestershire
 GL50 1NW

t: +44 (0) 1242 222292
 e: info@kingsleyevans.co.uk
 w: www.kingsleyevans.co.uk

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