



Flat 6 2 Pittville Lawn, Cheltenham, GL52 2BD

Asking Price £130,000



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Cheltenham, GL52 2BD

- NO ONWARD CHAIN
- CLOSE TO TOWN CENTRE
- MODERN SHOWER ROOM
- OPEN PLAN LIVING
- PITTVILLE PARK
- IDEAL FOR INVESTORS
- GRADE 2 LISTED
- PERMIT PARKING

Kitchen	6'00 x 7'07 (1.83m x 2.31m)
Lounge	14'07 x 15'0 (4.45m x 4.57m)
Shower Room	4'10 x 7'07 (1.47m x 2.31m)
Mezzanine	14'07 x 7'07 (4.45m x 2.31m)



HMT Sales & Lettings are delighted to offer this first floor 1 bedroom apartment in the popular location of Pittville for sale with no onward chain within a Grade 2 listed building

As you enter into the apartment, there is an Entrance Hall with a useful space to store shoes and coats. The door directly in front of you leads to the modern Shower Room consisting of a double tray shower, toilet and basin. Back into the hall, you head into the main living space and you are immediately impressed by its high ceiling and large window, flooding the apartment with light. There is a brick fireplace that give the property some real style and at the back of the apartment there is a modern Kitchen with oven and hob. There is also space for a Fridge Freezer and plumbing for a Washing Machine.





From the Living area there are steep steps up to the mezzanine area used as a bedroom. This offers plenty of floor space for a bed and furniture. Please note that this mezzanine has a restricted height throughout. The property has been recently re-decorated and benefits from a new fuse box and heater.

Overall, this unique property would be ideal for an investor as it should generate about a 6% yield and its popular location will interest potential tenants as it's close to town centre.

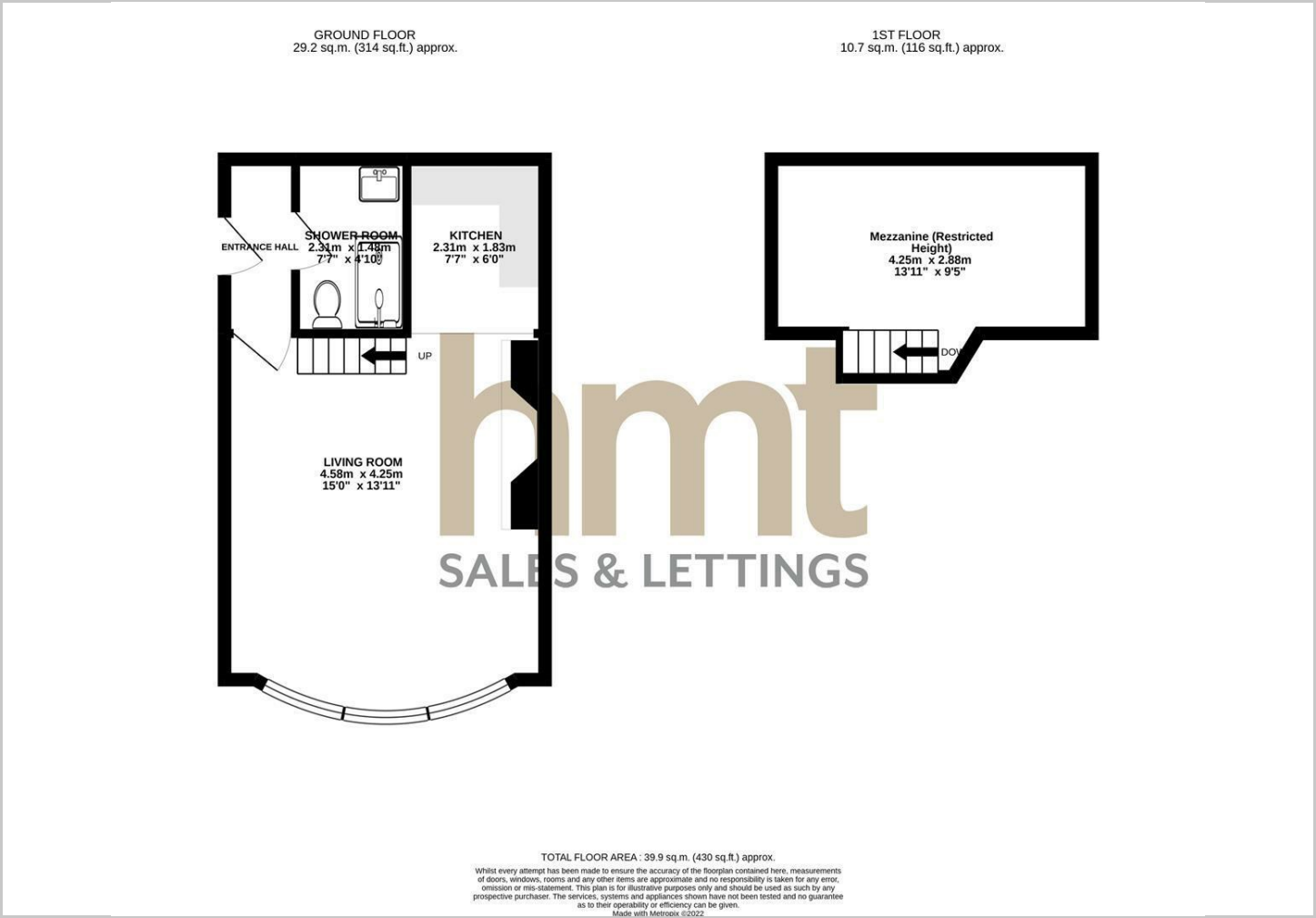
Directions

From Cheltenham Town Centre, head out via Clarence Street and straight over onto the A46/ Evesham Road. Turn right onto Central cross Drive and then right onto Pittville Lawn.

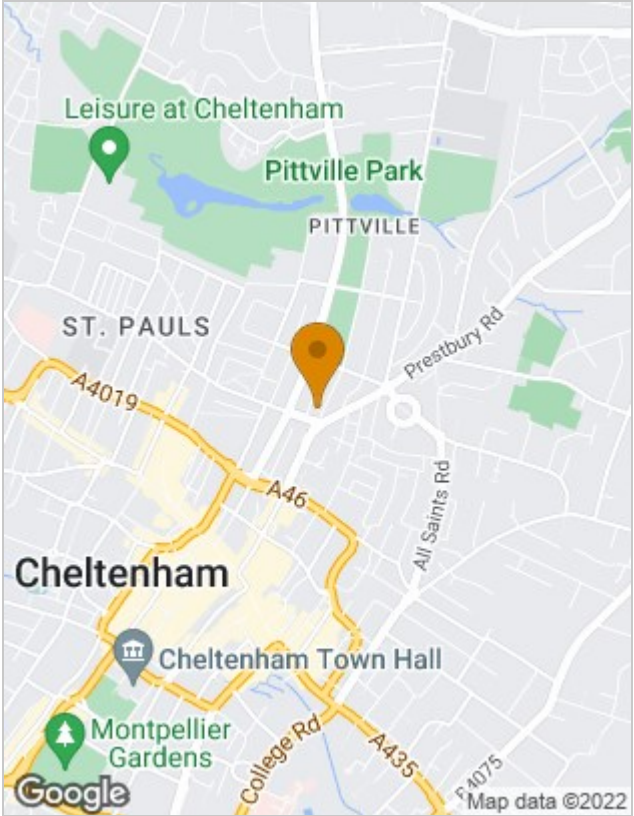




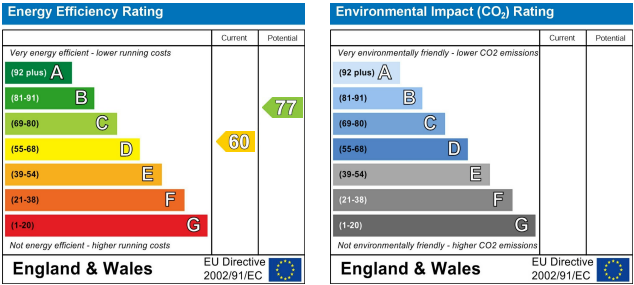
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our HMT Office on 01242 521322 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.