



Asking Price £215,000 | Leasehold

Evesham Road, Cheltenham, Gloucestershire, GL52 2AB

PETER BALL & CO



Key Features & Description

- Much-loved top-floor one-bedroom apartment.
- Highly desirable private roof terrace/balcony, measuring approximately 24'8" x 11'0".
- Grade II listed. Attractive rooftop views.
- Spacious living/dining room with excellent natural light.
- Modern kitchen, bathroom with white suite and Velux window.
- Useful storage/utility cupboard with plumbing and additional eaves storage.
- Benefits from gas central heating.
- Sought-after Pittville location, close to Cheltenham Town Centre, Pittville Park, Pittville Pump Room and the famous Cheltenham Racecourse.
- EPC Rating D | Council Tax Band C
- Service Charge £600 PA | Ground rent £20 PA | 82 years

A much-loved and well-presented top-floor one-bedroom apartment, benefiting from a highly desirable private roof terrace/balcony. The property forms part of this attractive Grade II, period building and is ideally situated within close proximity to the Town Centre amenities and Pittville Park, in one of Cheltenham's most sought-after residential areas.

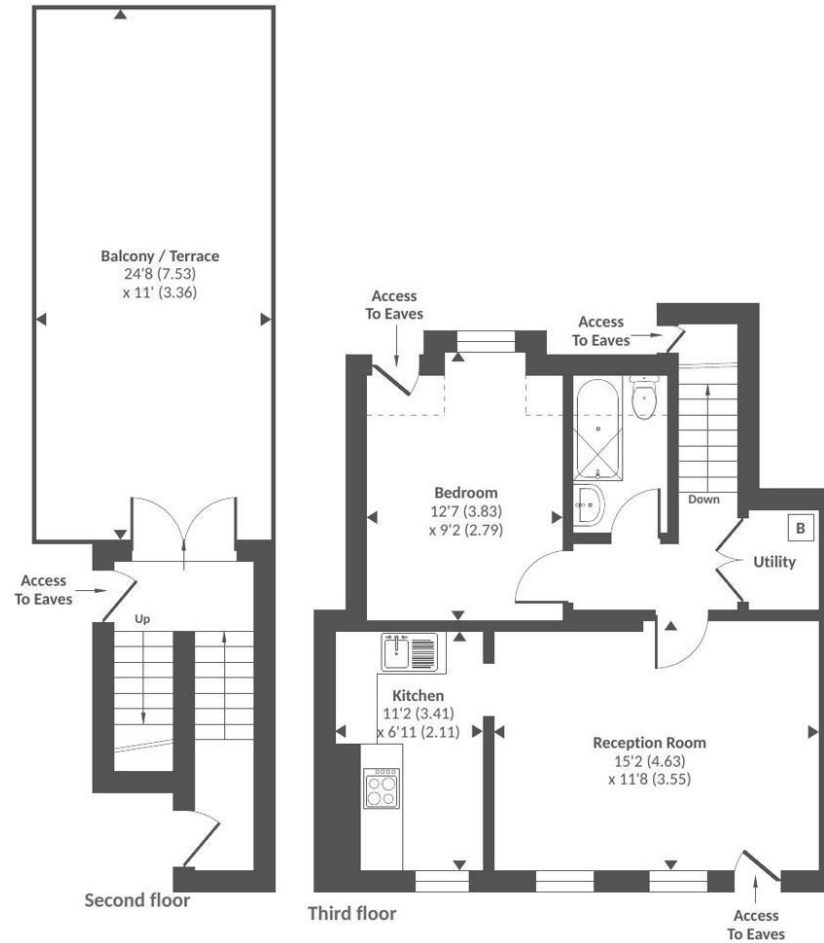


The accommodation briefly comprises an entrance hall with double doors opening onto a large roof terrace, measuring approximately 24'8" x 11'0". The terrace provides much-appreciated private outdoor space, together with rooftop and Wellington Square views. There is also a useful storage/utility cupboard with plumbing, along with stairs leading to the upper-floor landing.

The upper floor provides access to the living/dining room, a double bedroom, a modern kitchen and a bathroom featuring a white suite and Velux window.

Further benefits include useful eaves storage cupboards and gas central heating.





Approximate Area = 549 sq ft / 51 sq m
Limited Use Area(s) = 20 sq ft / 1.9 sq m
Total = 569 sq ft / 52.9 sq m
For identification only - Not to scale

Denotes restricted
head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary. Please verify independently before making decisions. Produced for Peter Ball & Co. REF: 1515223

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Important Notice

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