



3 Bedroom Fourth Floor Apartment

£295,000

Leasehold with
Share of Freehold

19 Cleevemont, Evesham Road
CHELTENHAM, GL52 3JT

cj HOLE



A generously proportioned fourth-floor purpose-built apartment with lift access, set within beautifully tended communal gardens, with the added benefit of a private garage and visitor parking. Ideally positioned just moments from the open spaces of Pittville Park and the famous Cheltenham Racecourse

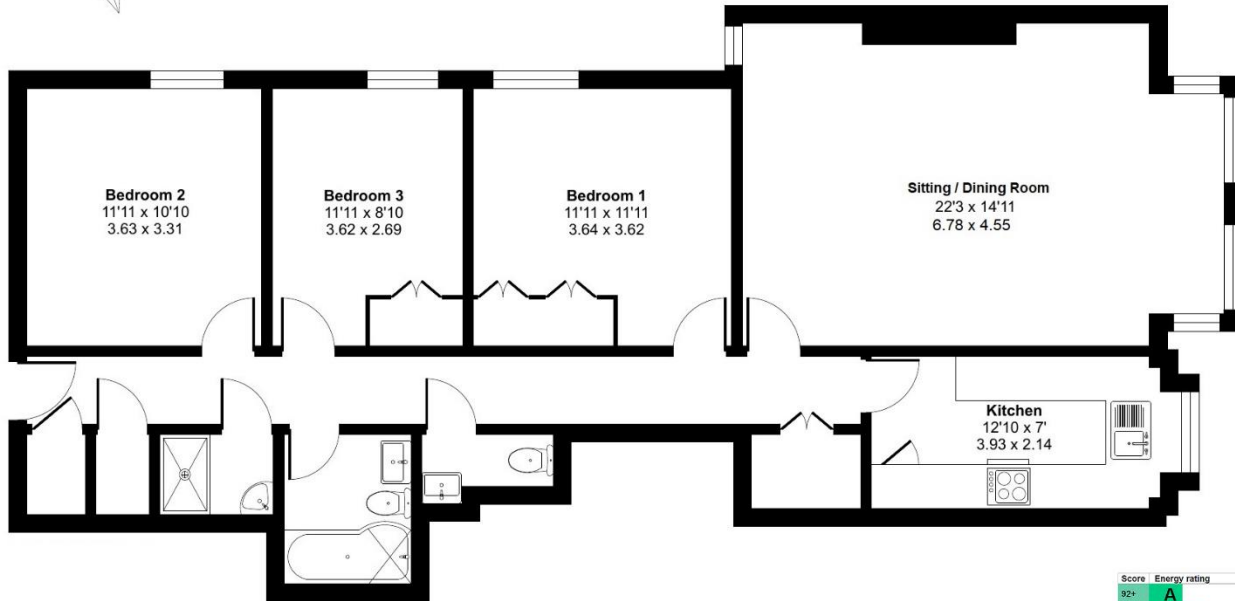
- modern fitted kitchen with breakfast bar • three double bedrooms • two bath/shower rooms
- cloakroom • spacious sitting/dining room • en bloc garage • visitor parking available
- lift access • communal gardens • double glazing • gas central heating • service charge £4492 pa
- 940 years remaining on lease • council tax band C

Approximate Area = 1091 sq ft / 101.3 sq m

Garage = 145.3 sq ft / 13.5 sq m

Total = 1236.3 sq ft / 114.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Description

19 Cleevemont is a spacious and bright fourth-floor apartment, situated within a popular and well-maintained development surrounded by attractive, landscaped gardens. Access to the communal areas is secured via an entry phone system, with a lift providing convenient access to all floors. The accommodation comprises a welcoming entrance hall with generous built-in storage, a spacious sitting/dining room, and a modern fitted kitchen. There are three well-proportioned double bedrooms, along with a bathroom, separate cloakroom and additional shower room. Further benefits include gas central heating, excellent storage throughout and an en-bloc garage.

Situation

Cleevemont is situated just off the Evesham Road, a few hundred yards from the world-famous Prestbury Park Racecourse and close to Pittville Park and Pump Rooms. The property is also conveniently located on a bus route, providing easy access to Cheltenham town centre. Cheltenham is a superb place for shopping, with an abundance of main high street shops, specialist boutiques, cafés and restaurants. There are excellent sporting facilities in and around the town, including indoor and outdoor swimming facilities, numerous golf courses and tennis, squash, hockey and croquet clubs. Host to annual cultural festivals including music, literature and jazz, the town is equally famous for horse racing and the annual Gold Cup. Communications are excellent, with easy access to the M5 and regular train services to London Paddington in just over two hours.

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