



**Flat 1, St Arvans Court, Evsham Road,
Pittville, Cheltenham, Glos. GL52 3AA.**

A spacious two bedroom,
ground floor flat in a well
maintained building located on
Evesham Road, backing on to
Pittville Park, and just a short
walk from Cheltenham
Racecourse.

The accommodation consists of
living room, kitchen/diner, two
double bedrooms, and a
shower room.

The property requires some
updating, however, the
essential infrastructure is
already in place, including
double-glazed windows and
gas central heating.

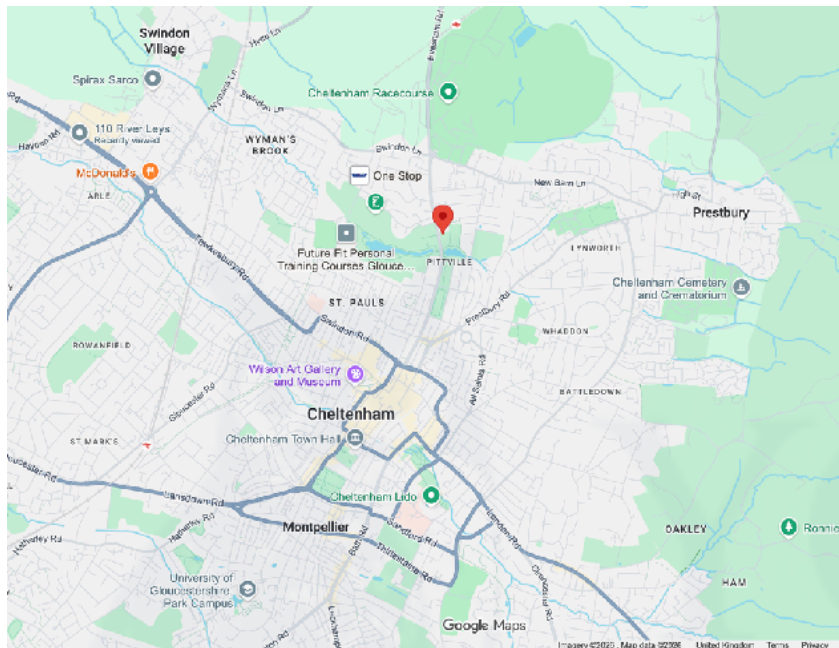
There is a private patio area
and a garage, as well as
communal gardens and
parking. This is an ideal
opportunity to refurbish a home
to your own specification in a
prime Cheltenham location.

Available with no onward chain.



Guide Price: £225,000

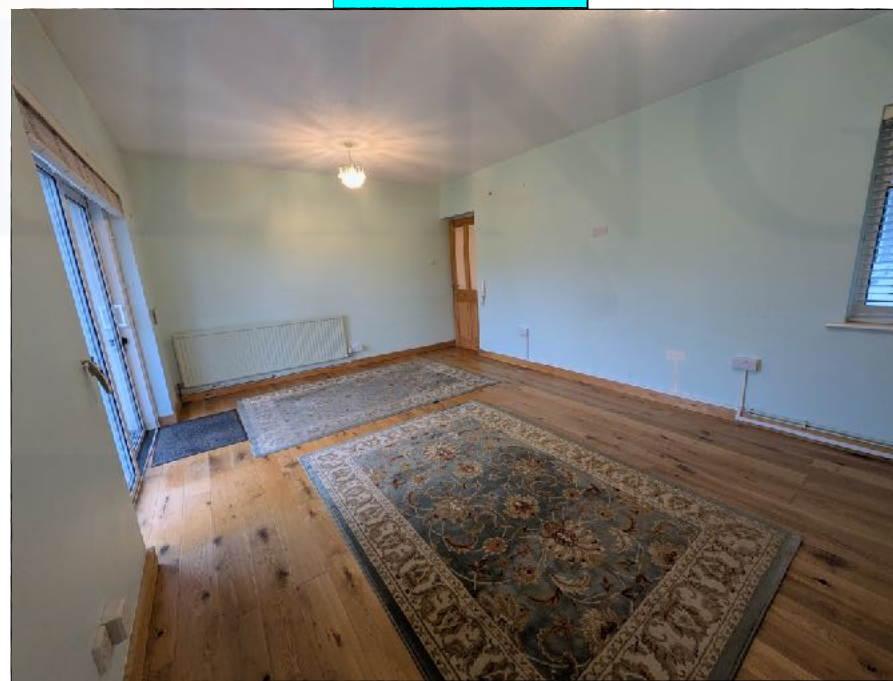
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Internal Entrance



Living Room





Kitchen



Bedroom
One





Bedroom
Two

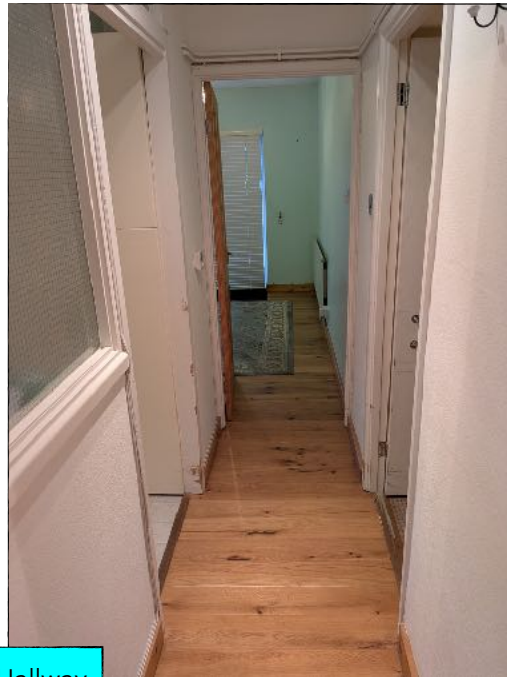


Bathroom





Internal Hallway



Garage



Private
Patio



Tenure: Leasehold with share of Freehold, 999 year Lease granted just a few years ago

Service Charge: £170 per calendar month

Ground Rent: £52.50 per annum

Council Tax Band: C

EPC Rating: D64

- **Property Type:** Purpose built ground floor flat.
- **Construction:** Standard (Brick & Tile).
- **Utilities:** Mains gas, electricity, water, and sewerage.
- **Parking:** Garage. Visitor car park.
- **Broadband Speed:** Ultrafast (up to 1000 Mbps).
- **Mobile Signal:** Indoor signal variable to good from major providers.
Buyers are encouraged to check their specific provider via the Ofcom checker.
- **Building Safety:** No known issues.
- **Restrictions/Covenants:** No pets allowed in the building.
- **Rights & Easements:** None known.
- **Flood Risk:** Very Low from rivers, sea, and surface water.
- **Planning Permission:** None known at time of marketing.
- **Mining:** Not in a coalfield or a known mining area.

Agents Note

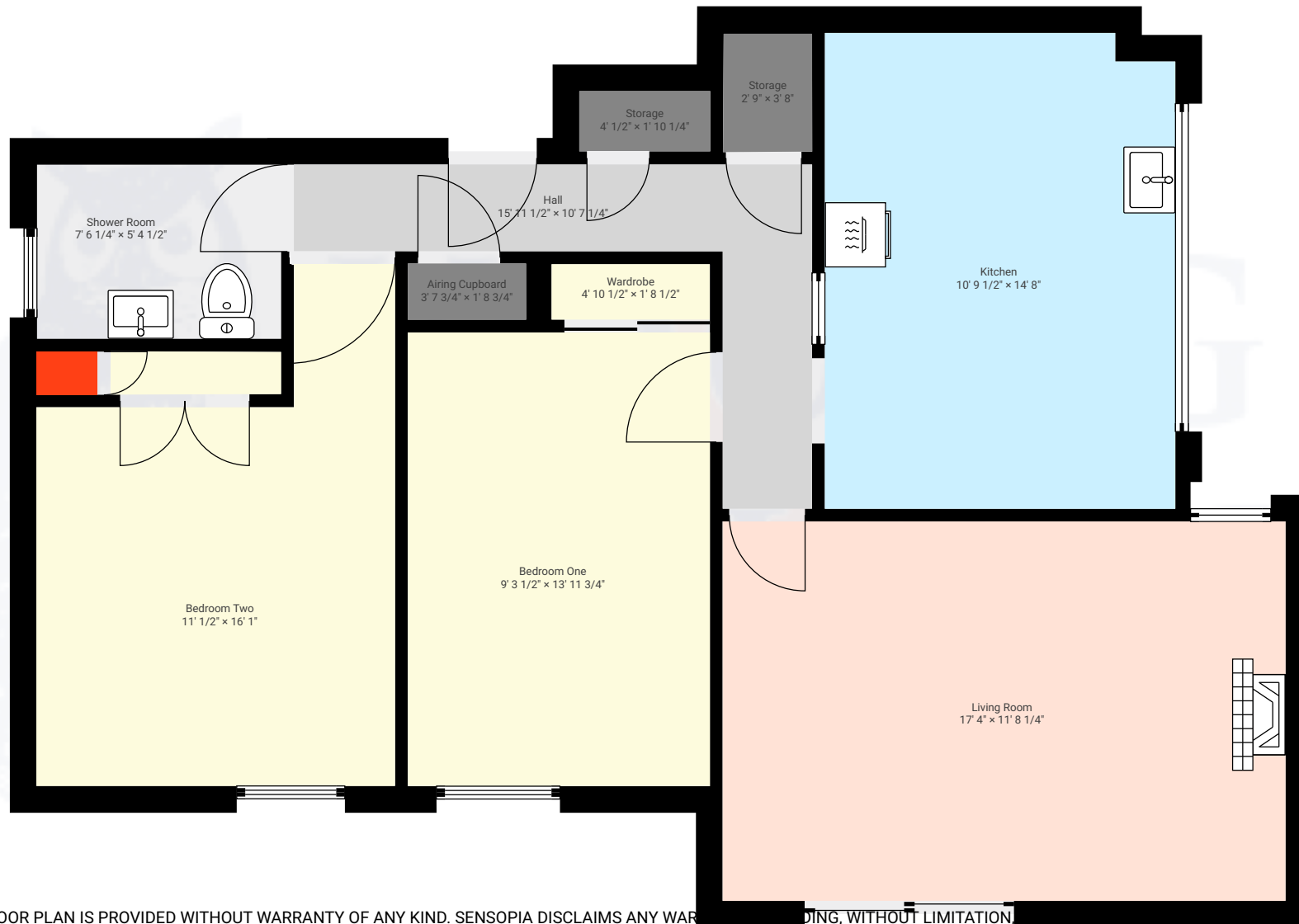
These particulars are intended as a guide and do not form part of a contract. While we endeavour to ensure accuracy, we have not tested any services, appliances, or specific fittings. All measurements are approximate and should not be relied upon for flooring or furniture. Under the **Consumer Protection from Unfair Trading Regulations 2008**, we have a duty to disclose material information. Please review the full property details or contact the office for specific information regarding tenure, utilities, and environmental factors before proceeding.

Anti-Money Laundering (AML)

To comply with the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, Young & Gilling Ltd are required to verify the identity of all vendors and purchasers.

We use a combination of physical document checks and electronic verification. Prospective purchasers and vendors will be asked to provide proof of identity (e.g., Passport or Photo Driving Licence) and proof of address. We are also required to verify the "Source of Funds" for any purchase. We appreciate your cooperation in helping us meet these legal obligations.

▼ Ground Floor



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY, WITHOUT LIMITATION, OF DIMENSIONS.

Not to scale. This floor plan is intended to give a general indication of the layout only.