

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.

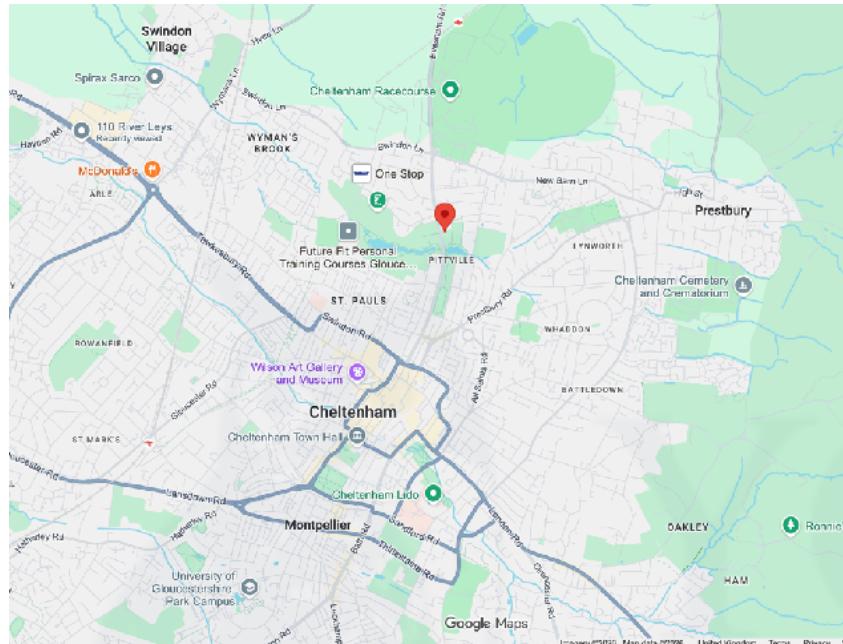
Available with no onward chain.

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



Guide Price: £225,000

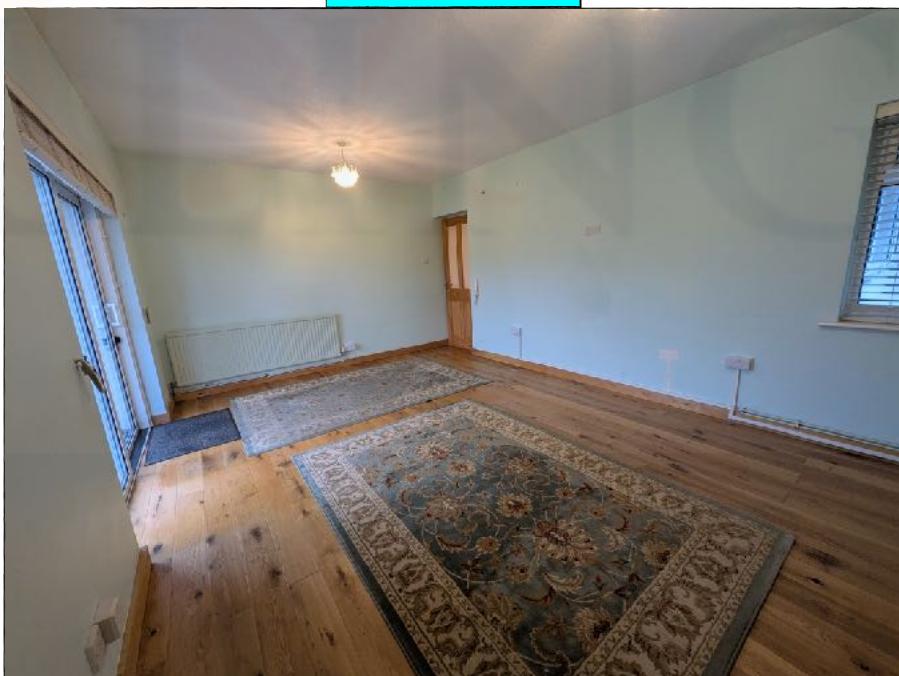
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Internal Entrance



Living Room









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

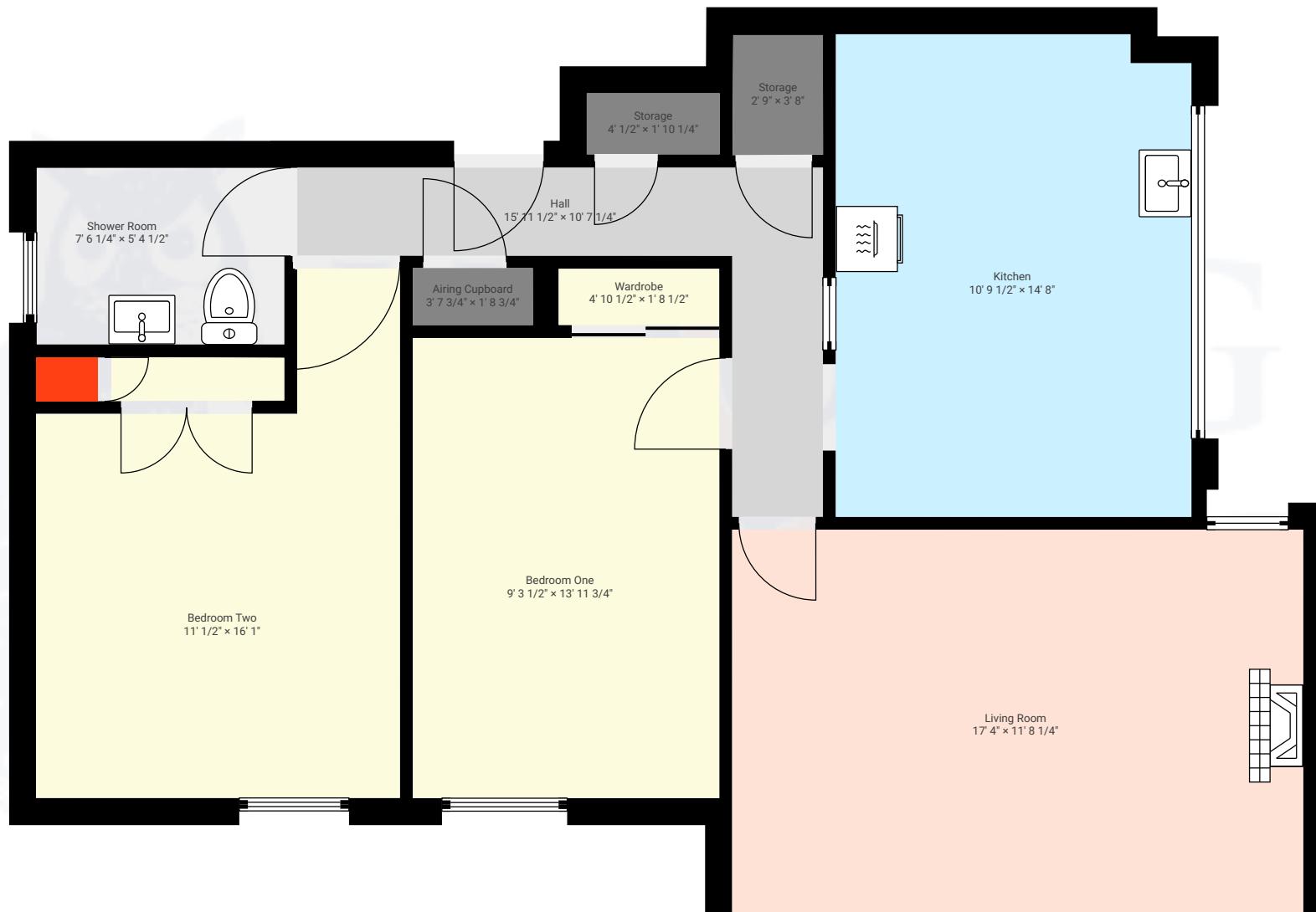
These particulars are intended as a guide and do not form part of a contract. While we endeavour to ensure accuracy, we have not tested any services, appliances, or specific fittings. All measurements are approximate and should not be relied upon for flooring or furniture. Under the **Consumer Protection 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



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