

35 Homespring House Pittville Circus Road, Cheltenham, GL52 2QB

£80,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Set within an attractive period building dating back to the 1840s, this spacious two-bedroom first-floor apartment offers a wonderful opportunity to enjoy independent living within a well-established over-55s development. Surrounded by beautifully maintained communal gardens and picturesque grounds, the property combines period charm with the convenience of modern retirement living.

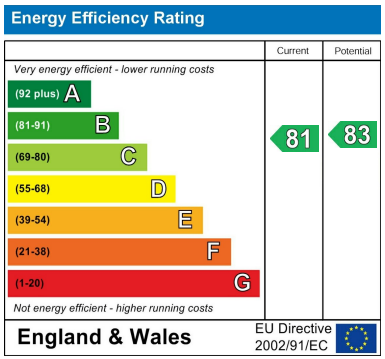
The apartment offers generous, well-proportioned accommodation throughout, with a welcoming entrance hallway providing access to the principal rooms and useful storage. The bright and comfortable living room enjoys plenty of natural light, creating an inviting space to relax or entertain, while the separate kitchen offers a practical layout for everyday living.

There are two good-sized bedrooms, providing flexibility for visiting family, hobbies or additional living space, alongside a shower room. Although the apartment would benefit from some cosmetic updating, it presents a fantastic opportunity for a new owner to put their own stamp on the property and create a home tailored to their individual tastes.

One of the real attractions of this development is the excellent range of communal facilities available to residents. These include a welcoming communal sitting room, convenient laundry facilities and a guest suite for visiting friends and family. Outside, the beautifully landscaped gardens provide a peaceful setting to enjoy the fresh air, take a gentle stroll or spend time with neighbours.

Further benefits include secure entry, off-road parking for residents and visitors, and a friendly community atmosphere, offering an excellent balance of independence and peace of mind.

Combining spacious accommodation, attractive period surroundings and excellent communal facilities, this apartment presents a lovely opportunity for those looking to downsize and enjoy a more relaxed, low-maintenance lifestyle in a charming and peaceful setting.



- First floor apartment
- Generously sized living space filled with natural light
- Two spacious bedrooms and separate kitchen
- Beautifully maintained communal gardens and grounds
- Off-road parking for residents and visitors
- Communal facilities available
- EPC Rating - B81
- Council Tax Band - C

Agents Note
Leasehold
EPC Rating: B81
Cheltenham Borough Council Band: C
Mains Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk
Rivers & Seas: Very Low
Surface Water: Very Low

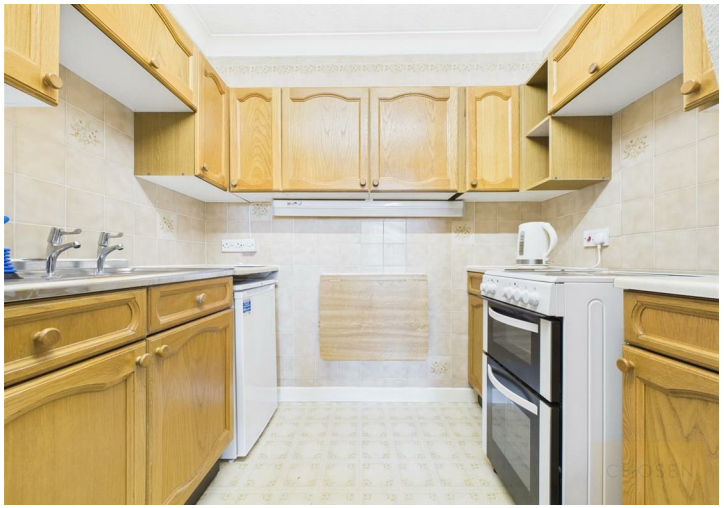
Service Charges: £3547.76 per year
Ground Rent: Approx. £540 per year
Lease Length 99 years from 1987

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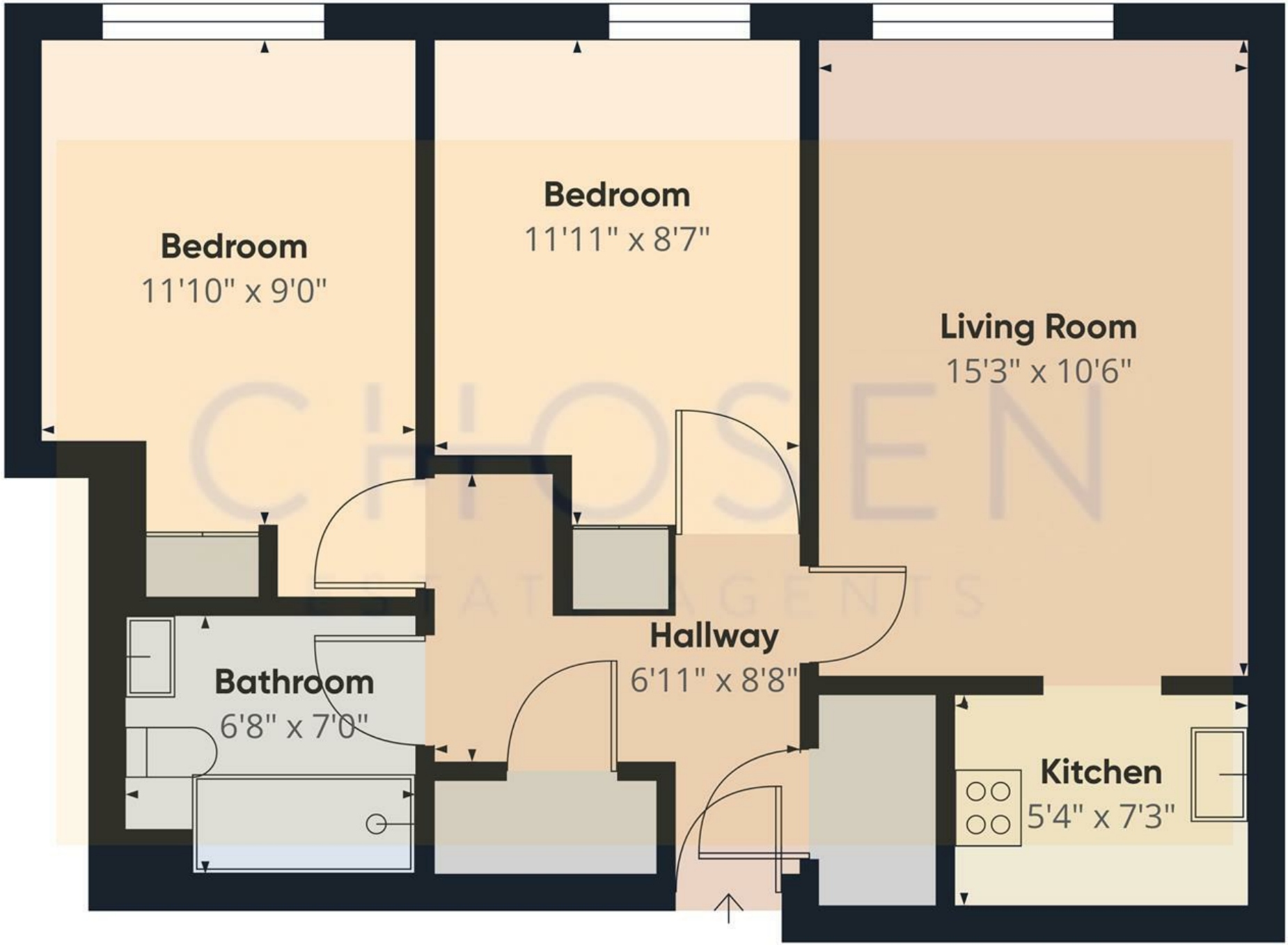












Approximate total area(1)

548 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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