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APARTMENT 2, 35 CLARENCE SQUARE

Pittville, Cheltenham, GL50 4JP

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A beautiful and renovated apartment with a private garden and separate studio in this sought after garden square in Pittville.

- Reception hall
- Drawing Room
- Bedroom with En Suite
- Kitchen/Dining Room
- Private Courtyard Garden
- A Separate Studio Room with Private Entrance on the First Floor

DESCRIPTION

35 Clarence Square is an elegant Grade II listed building characterised by its classic Regency style overlooking a central garden square. Internally Apartment 2 has been renovated to the most discerning standard and offers a unique layout with an opportunity to create a rental income if so required. The floorplan occupies two floors of the building, on the raised ground floor is a luxurious and spacious one-bedroom apartment, with a beautiful drawing room, newly fitted kitchen/breakfast room and access to its own private courtyard garden.

On the first floor, is a self-contained studio room with its own private front door and intercom system. It is arranged as an en suite bedroom with a newly fitted kitchenette. This would make an ideal room for a guests staying or, as a separate space that could generate a potential income.



OUTSIDE

The property sits well back from the road enjoying one of the more discreet positions on the square. Unusually for apartment living, it has the benefit of an enclosed and private courtyard garden which offers access to a rear lane. Permit Parking is available for residents to park along the road.

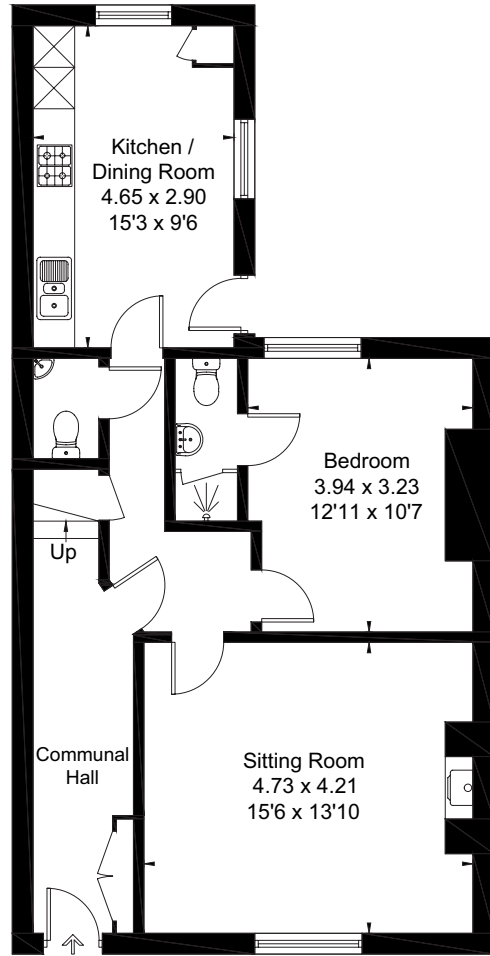
SITUATION

This is a much sought-after Pittville address, with the name derived from an elegant central garden bordered to each side by attractive period buildings. Just 50 period houses frame the garden square which was designed in the 1800's as a communal area for the gentry to enjoy a game of boules or croquet. Today's garden provides a beautiful area for the residents of Clarence Square to privately use. The entrance is within a short stroll of Pittville Park, one of the finest urban parks in the country, known for its boating lake, Pump Rooms and pretty cafes. This historic tree-lined road is especially attractive and is within a striking distance of a collection of smart local coffee shops and convenience stores, with the new John Lewis department store and Cheltenham's fashionable shopping districts Montpellier and Promenade also within walking distance. A cultural centre, Cheltenham plays host to several highly acclaimed festivals including Music, Food and Literature. The town is also known for its excellent schools to include The Cheltenham Ladies' College, Cheltenham College, Berkhamstead and Dean Close, all within a comfortable walk or bike ride. Communication links are excellent from this area, with easy access to the M5 Motorway and main line train station with lines to major cities.

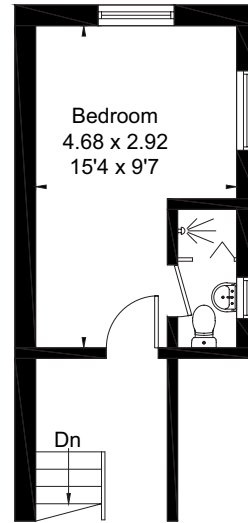


FLOORPLANS

Approximate Area = 80.3 sq m / 864 sq ft



Ground Floor



First Floor



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