

# SAM RAY PROPERTY.CO.UK

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## 7 Blenheim House Evesham Road, Pittville GL52 2AA

- Impressive Pittville Penthouse
- Many Original Period Features
- Recent Upgrades & Decoration
- 'Share of Freehold' & 960 Lease
- 15' Reception with Sash Windows
- Two Genuine Double Bedrooms
- More Modern Kitchen & Bathroom
- Allocated Off Road Parking Space

**REGION OF £245,000**

***Especially Light & Airy Penthouse Level  
Apartment within Stunning Pittville Regency  
Mansion House...***

***Well Presented with a Wealth of Original  
Features, Parking + Share of Freehold Interest...***

***Comprising 15' x 10' Reception Room, Two  
Genuine Double Bedrooms, Modern Galley  
Kitchen & Bathroom Suite...***

***Allocated Off Road Parking & No Chain!***



## Communal Entrance

Steps up to grand portico with columns to enclosed lobby with original mosaic tile floor to main hall with rear door to allocated parking and feature cantilevered stone staircase rising to the second floor and door to apartment No.7.

## Apartment Entrance Hall/ Lobby.

Mahogany effect flooring, power points, radiator, pendant light point, door to airing cupboard (with lagged tank and slatted shelving) door to built-in storage with shelving. Panelled doors to all rooms.

## Reception Room

**15' 3" x 10' 2" (4.64m x 3.10m)**

Dual front aspect three quarter height working sash windows with deep architrave. High skirtings, ceiling cornice, ceiling rose and pendant light point. Focal point fireplace with inset coal effect fire with marble back and hearth plus Regency style surround and mantle. Power points, TV point and radiator.

## Fitted Kitchen

**10' 5" x 4' 9" (3.17m x 1.45m)**

Fitted kitchen with range of eye, base and drawer units, granite effect work surfaces, inset stainless steel sink and drainer with mono tap. Inset oven, ceramic hob with stainless steel splash-back and extractor hood. Space for full height fridge freezer plus plumbing and space for automatic washing machine. Power points, radiator, pendant light point, mahogany effect flooring, rear aspect double glazed casement window. Wall mounted 'Worcester' gas boiler (providing central heating and domestic hot water)

## Bedroom One

**13' 5" x 9' 11" (4.09m x 3.02m)**

Rear aspect Georgian sash window, ceiling cornice, pendant light point, power points, radiator.

## Bedroom Two

**13' 8" x 8' 4" (4.16m x 2.54m)**

Front aspect three quarter height Georgian sash window, with deep architrave, high skirtings, pendant light point, power points, radiator.

## Bathroom

**9' 11" x 5' 7" (3.02m x 1.70m)**

Modern stone tiled suite comprising panelled bath, wall mounted shower system and glass shower screen. Circular wash basin with mono tap is inset to vanity unit. Low flush recessed WC, stone tile walls & splash-back areas, chrome ladders style heated towel rail, door to built-in storage, side aspect opaque casement window.

## Parking

Apartment 7. has allocated parking space to the rear of the building.

## Tenure

Leasehold with 1/8 Share of Freehold interest. Approx. 960 years unexpired on main lease.

## Service Charge

£122 per month.

## Services

Mains Gas, Electricity, Water and Drainage appear connected.

## Council Tax

Band 'A' : £1366 for 2023/24.

## Agents Note

Vendor advises approx. £23,000 in main property sinking fund.

Also: Recent New Carpets, High Quality Redecoration including coving to sitting room and second bedroom.

