



PITTVILLE
PLACE

VICTORIA HOUSE



VICTORIA HOUSE
AT PITTVILLE PLACE, CHELTENHAM

VICTORIA HOUSE OFFERS EIGHT LUXURY APARTMENTS
FOR REGENCY STYLE CONTEMPORARY LIVING

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CHELTENHAM - THE GATEWAY TO THE COTSWOLDS





AN INTERNATIONALLY KNOWN AND HISTORIC DESTINATION WITH A TRULY COSMOPOLITAN AMBIENCE

Cheltenham is one of England's best known spa towns, located at the foot of the Cotswold hills, with its centre situated in a conservation area of outstanding national importance. The town is set within beautiful parks, gardens and tree lined avenues, and is home to some of the country's finest Regency architecture.

A spa town since 1716, Cheltenham received royal patronage in 1788 when King George III visited to drink its waters. A stream of noble and royal visitors and distinguished literary figures soon followed and ensured the rapid growth of the town as a fashionable spa centre in the early 19th Century. Cheltenham's popularity continued through to modern times, and today it hosts an annual programme of international cultural and sporting events, acclaimed music and literature festivals, cricket and horse racing.

The Cheltenham Gold Cup is widely acknowledged to be one of the highlights of racing's annual calendar.

Cheltenham also provides first class education facilities, which include Cheltenham Ladies' College with its worldwide reputation for academic excellence.

The town is well known for the stylish range of shopping found on the historic Promenade, and within a host of high street stores and shopping centres, offering a full complement of national multiples and specialist boutiques. Fashionable bars, high quality restaurants, coffee shops and a range of entertainment in the town's theatre, cinemas, bars and clubs, give Cheltenham a truly cosmopolitan ambience.



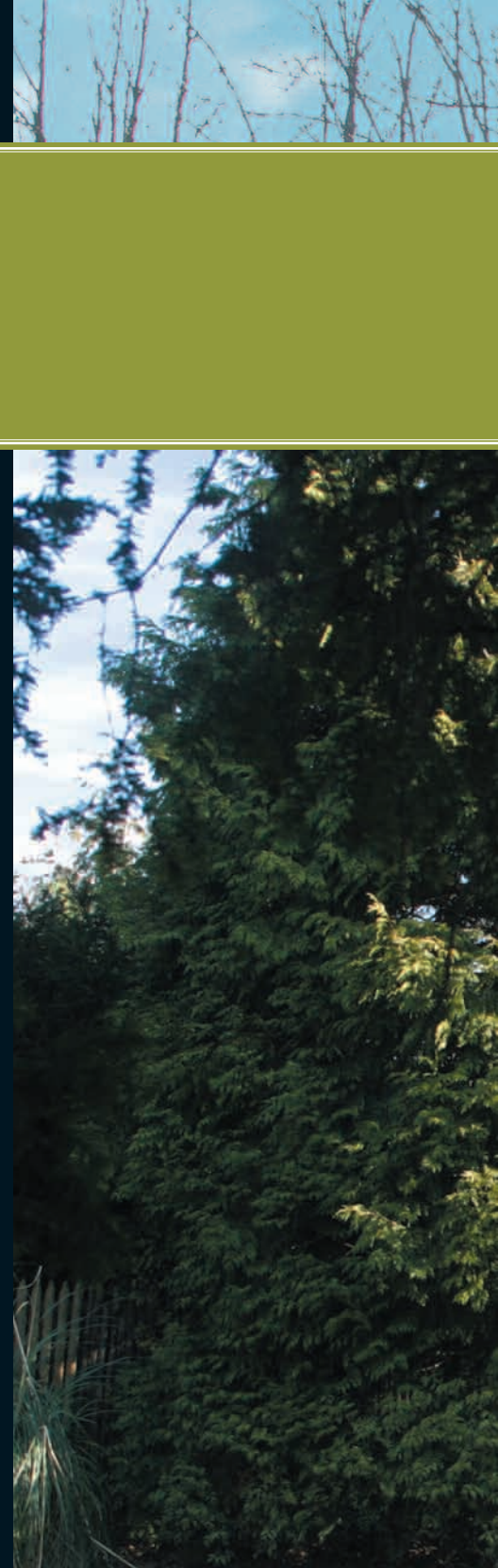
CHELTENHAM HAS OVER 2,000 LISTED BUILDINGS – PLANNERS ENSURE THAT NEW PROJECTS DO NOT DISRUPT THE REGENCY OF THE TOWN

Pittville Place can be found within Pittville Park one mile to the north of the town centre. The Park has two scenic lakes, an 18-hole pitch and putt course, tennis courts and spacious lawns with mature trees and landscaping. It is also home to the Pittville Pump Room where the famous Cheltenham spa waters can still be tasted today.

The original plans for Pittville Park envisaged a ring of Georgian villas built around its edges and 200 years later the construction of Pittville Place represents the fulfillment of this plan.

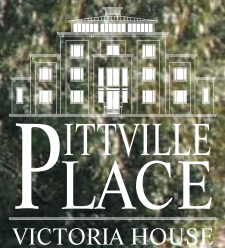
The development of Victoria and Albert Houses at Pittville Place will provide two new buildings, each containing eight large apartments, with views over the Park in one direction and the Cotswold hills in the other. Each building has been carefully designed to complement the Regency architecture of the town.

24 private and secure car parking spaces are provided.



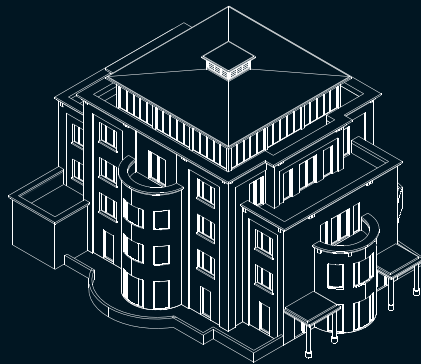
PITTVILLE PLACE

ALBERT ROAD, CHELTENHAM



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PITTVILLE PLACE

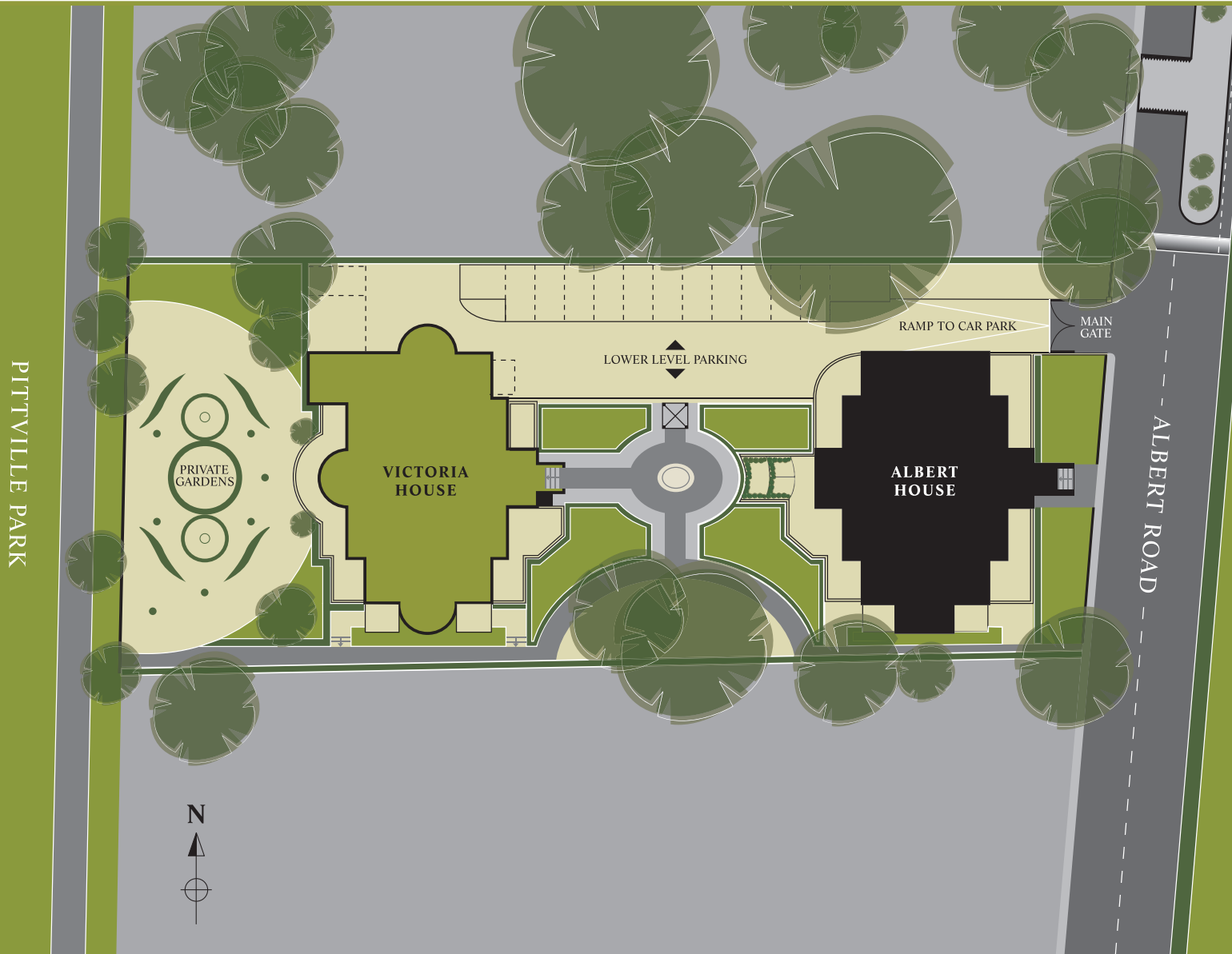


EIGHT LUXURY APARTMENTS FOR REGENCY STYLE CONTEMPORARY LIVING

Victoria House will be a magnificent newly developed building offering eight extremely spacious apartments, due to be completed in Spring 2008. A mix of two and three bedroom apartments and duplexes will be constructed in this five-storeyed building.

SITE PLAN

PITTVILLE PLACE





(Finishes shown are from similar Broadway Heritage developments)





Quality materials combined with the latest technology to provide contemporary and luxurious living. The building is designed to comply with the latest requirements relating to access, acoustics and thermal insulation.

Kitchens

Each apartment will benefit from a spacious and carefully designed kitchen, solid granite work surfaces and up-stands, task lighting, integrated Bosch double oven, dishwasher, electric hob and stainless steel extractor.

Space and service connections are provided for a washing machine and free-standing fridge freezer.

Flooring

A range of floor finishes are available including pre-finished oak in all kitchen areas, 80%:20% wool:nylon broadloom carpeting with high quality underlay in living and bedroom areas, and ceramic tiling in bath and shower rooms.

Bathrooms

Contemporary Ideal Standard fittings throughout with easy to clean electric towel rails. Concealed cisterns and wall mounted sanitary ware designed for easy maintenance. All bath and shower rooms will be completed with generous mirrors and shelves.

Central Heating and Constant Hot Water

“Nobo” electric heating system with wireless Orion 700 digital programmer to reduce energy use and achieve optimal indoor comfort.

A blend of radiant glass panels, skirting and wall mounted radiators provide a range of finishes but more importantly a complete heating solution.

Each apartment will be provided with its own Megaflow hot water system delivering 3 bar high pressure hot water for powerful showers and fast-filling baths and sinks.

Electrical Installation

- 5 amp lighting to all living areas.
- Recessed “di-chroic” and pendant lighting.
- 2 telephone lines per apartment.
- TV/AM/FM/Digital points. (Strengthened wall areas for flat screen installation).
- Smoke detection.
- Shaver points and extractor fans in all shower and bath rooms.
- Wiring for Home Entertainment System (selected apartments only).

Decoration

Matt emulsion to walls and ceilings and satin finished internal joinery. Silk finish to bathrooms.

Internal Joinery

- Solid timber panelled doors throughout with storey height entrance doors to all apartments.
- Brushed stainless steel door and window furniture.
- Double glazing with aluminium clad exteriors and timber sills and surrounds internally.

Security

- Entry ‘phone system to all apartments.
- Multipoint locking windows.
- Gated entry to site.
- Secure bicycle storage.
- Home Security Alarm systems.

Parking

16 “double” covered parking spaces.
14 single open parking spaces.
1 disabled parking space.

Storage

Locker-room facility on site.

Gardens

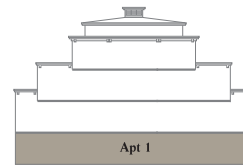
Maintained gardens with seating, planting, mature trees and direct gated access to the Grade II listed Pittville Park, Cheltenham’s largest ornamental park with 2 lakes and the Grade I listed Pittville Pump Room.

VICTORIA HOUSE

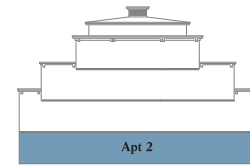
LOWER GROUND FLOOR



VICTORIA HOUSE



LOWER GROUND FLOOR
APARTMENT WEST



LOWER GROUND FLOOR
APARTMENT EAST

APARTMENT 1 (130.6 SQ.M / 1,406 SQ.FT)

LIVING	6.65m x 4.27m	21'10" x 14'0" *
MASTER BED	7.49m x 3.71m	24'7" x 12'2"
BED 1	4.22m x 2.97m	13'10" x 9'9"
BED 2	4.37m x 2.95m	14'4" x 9'8"

*maximum

APARTMENT 2 (118.2 SQ.M / 1,272 SQ.FT)

LIVING	6.34m x 4.75m	21'1" x 15'7" *
MASTER BED	5.72m x 4.27m	18'9" x 14'0" *
BED 2	4.67m x 4.34m	15'4" x 14'3" *
BED 1	4.37m x 2.84m	14'4" x 9'4" *

*maximum

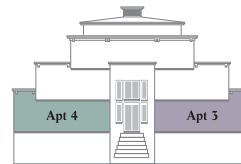


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GROUND FLOOR



VICTORIA HOUSE



GROUND FLOOR APARTMENTS

APARTMENT 3 (137.5 SQ.M / 1,480 SQ.FT)

LIVING	6.71m x 5.93m	22'0" x 19'5" *
MASTER BED	6.35m x 4.27m	20'10" x 14'0" *
BED 1	4.47m x 2.87m	14'8" x 9'5" *
BED 2	5.26m x 2.23m	17'3" x 10'7" *

*maximum

APARTMENT 4 (109.5 SQ.M / 1,179 SQ.FT)

LIVING	8.76m x 6.35m	28'9" x 20'10" *
MASTER BED	6.25m x 4.14m	20'6" x 13'7" *
BED 1	5.26m x 3.23m	17'3" x 10'7"

*maximum

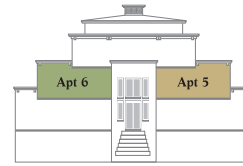


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FIRST FLOOR



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FIRST FLOOR APARTMENTS

APARTMENT 5 (125.1 SQ.M / 1,347 SQ.FT)

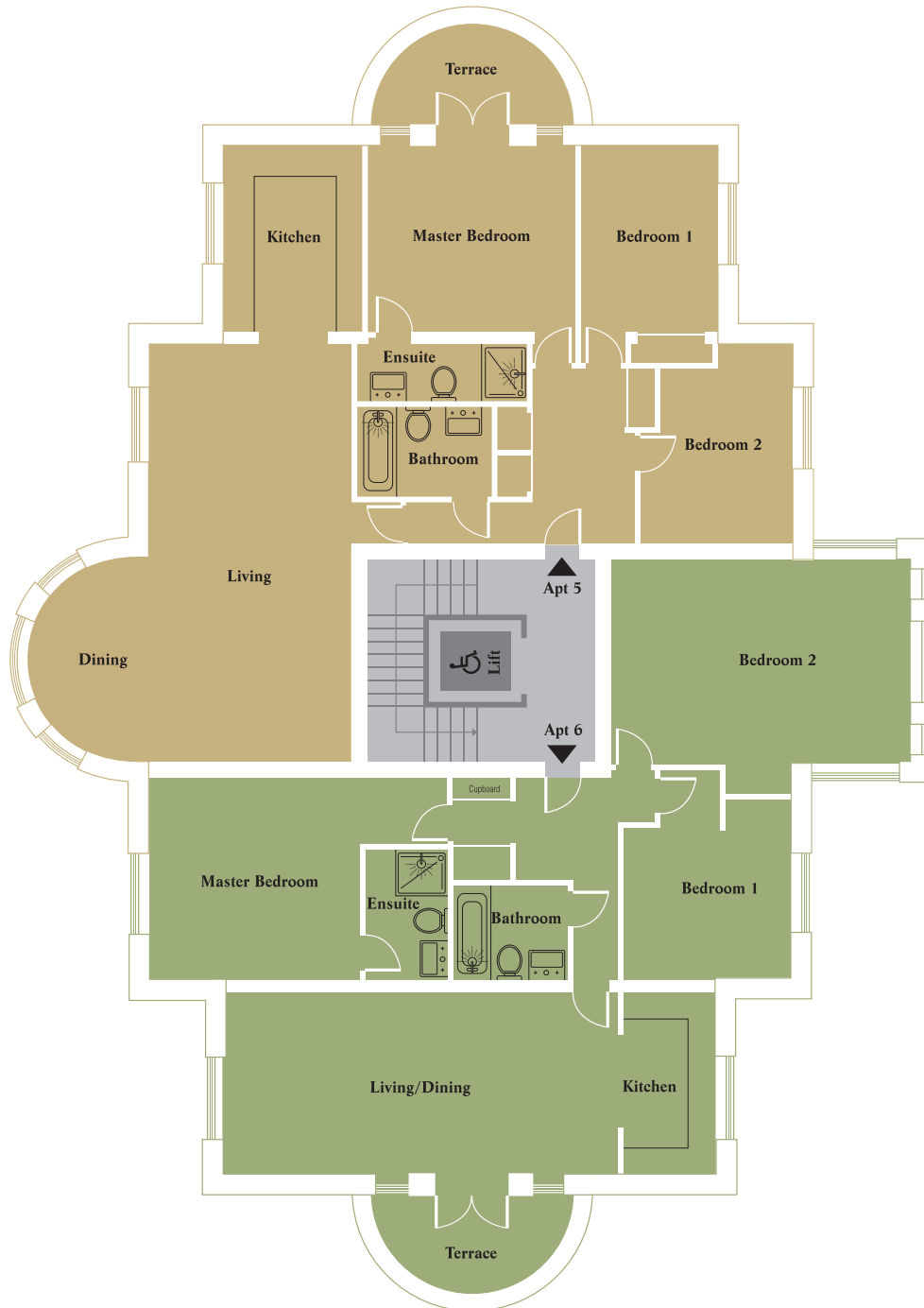
LIVING	8.64m x 6.71m	28'4" x 22'0" *
MASTER BED	4.27m x 4.04m	14'0" x 13'3" *
BED 1	4.45m x 2.87m	14'7" x 9'5" *
BED 2	4.14m x 3.23m	13'7" x 10'7" *

*maximum

APARTMENT 6 (125.1 SQ.M / 1,347 SQ.FT)

LIVING	8.15m x 3.84m	26'9" x 12'7"
MASTER BED	6.20m x 4.14m	20'4" x 13'7" *
BED 1	4.29m x 3.51m	14'1" x 11'6" *
BED 2	4.83m x 6.22m	15'10" x 20'5" *

*maximum

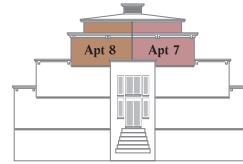


VICTORIA HOUSE

SECOND/THIRD FLOOR PENTHOUSES



VICTORIA HOUSE



SECOND FLOOR PENTHOUSES

APARTMENT 7 (137.0 SQ.M / 1,475 SQ.FT)

LIVING	8.66m x 7.37m	28'5" x 24'2" (to door)*
MASTER BED	5.66m x 3.25m	18'7" x 10'8" *
BED 1	3.96m x 4.14m	13'0" x 13'7" *
BED 2	3.40m x 3.25m	11'2" x 10'8"

*maximum

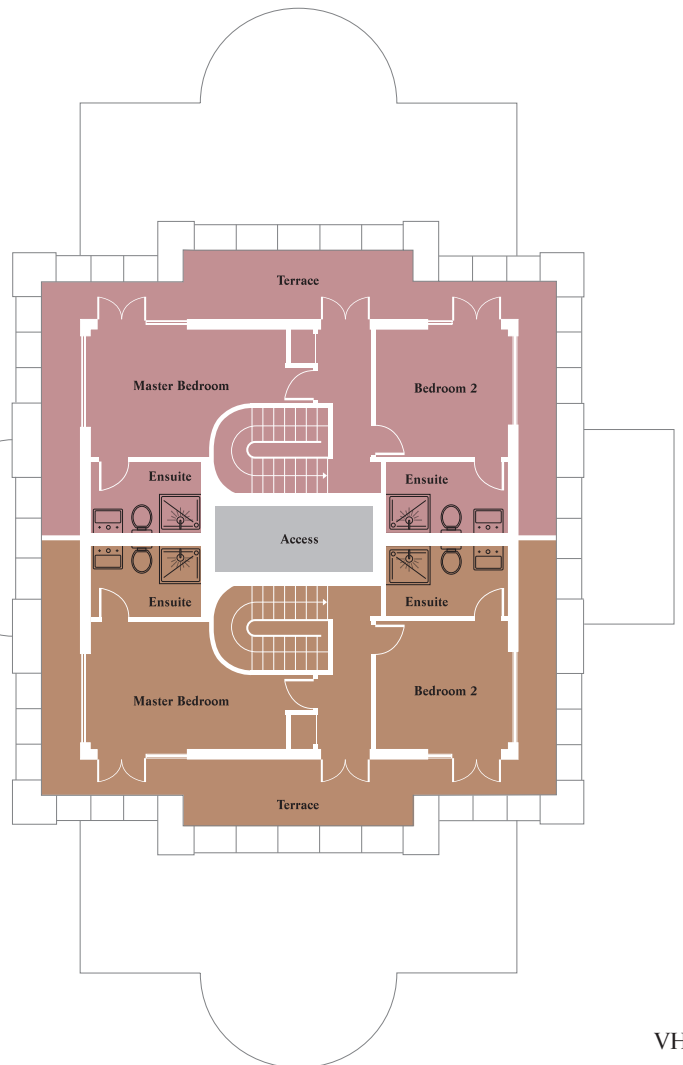
APARTMENT 8 (129.3 SQ.M / 1,392 SQ.FT)

LIVING	9.70m x 4.14m	31'10" x 13'7" *
MASTER BED	5.66m x 3.25m	18'7" x 10'8" *
BED 1	3.91m x 3.78m	12'10" x 12'5"
BED 2	3.40m x 3.25m	11'2" x 10'8"

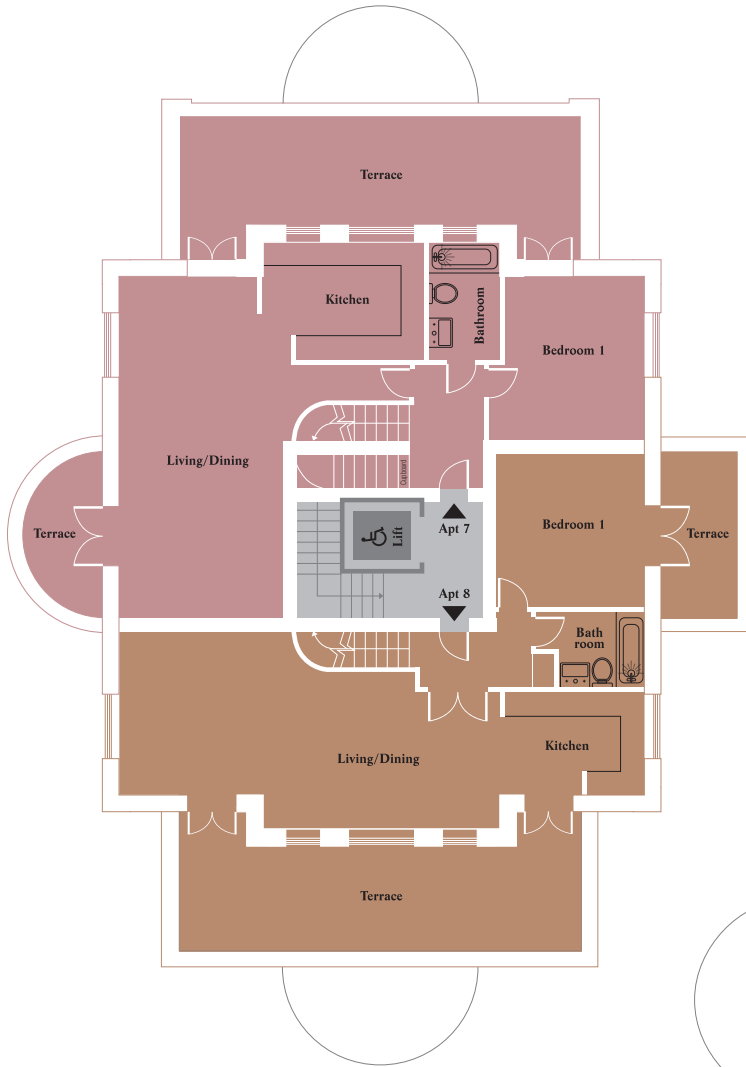
*maximum



THIRD FLOOR PENTHOUSES

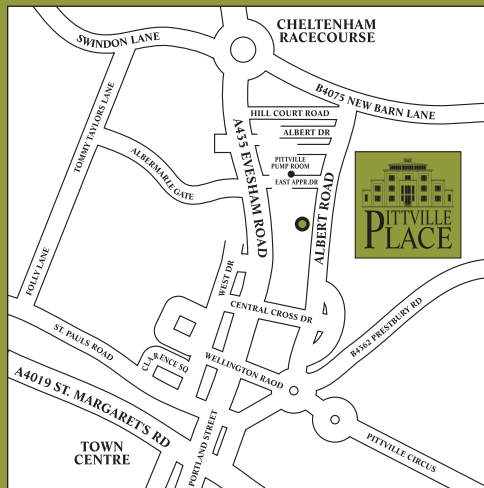
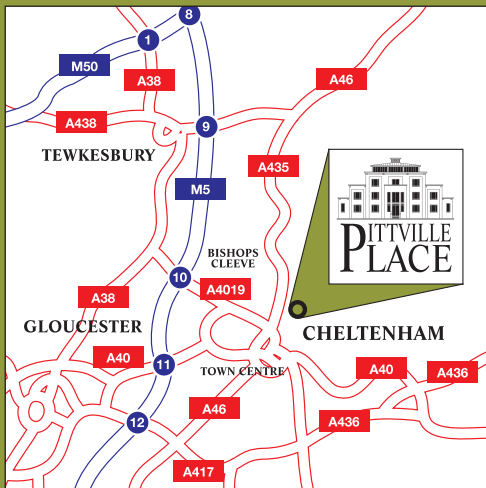


SECOND FLOOR PENTHOUSES



PITTVILLE PLACE

LOCATION AND SELLING AGENTS



LOCATION AND SELLING AGENTS

Leave Cheltenham town centre on the A435 signposted Cheltenham Racecourse. Turn right at the roundabout onto the B4075 and right again onto Albert Road. Pittville Place can be found on the right-hand side.

ANOTHER DEVELOPMENT
BY BROADWAY HERITAGE



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Broadway Heritage PLC is dedicated to the restoration of historic buildings and the creation of beautiful new homes in stunning locations. The company was founded in 2005 by Michael Hodges and Christopher Penn, both former partners in one of the leading firms of international property consultants.

Broadway Heritage prides itself on creating luxury modern homes in buildings of character and historical integrity. All developments, whether new build or refurbishment, are sympathetic to the surrounding environment providing homes with exceptional attention to detail - homes for life.

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