



25 New Court Lansdown Road, Cheltenham, GL50 2JG

Asking Price £235,000



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# 25 New Court Lansdown Road

Cheltenham, GL50 2JG

- OVER 65'S RETIREMENT PROPERTY
- LIBRARY, RESTAURANT, LOUNGE
- CLOSE TO TOWN CENTRE
- COMMUNAL GARDEN
- STUNNING BUILDING AND FACILITIES
- EPC: B
- LIFTS
- STAFF ON SITE

Kitchen	7'05 x 10'0 (2.26m x 3.05m)
Living Area	11 x 22'7 (3.35m x 6.88m)
Balcony	10 x 4 (3.05m x 1.22m)
Bathroom	10'03 x 7'06 (3.12m x 2.29m)
Bedroom	14'08 x 10 (4.47m x 3.05m)
Restaurant	
Lounge	
Library	
Garden	



HMT Sales and Lettings are delighted to offer this luxury one bedroom apartment for sale within the New Court Homes retirement village, exclusive for the over 65s.

This modern first floor apartment benefits from a modern Kitchen with an integrated fridge freezer and raised oven with sink looking out to the garden. Off the Kitchen is an open plan Living area providing plenty of space for a number of furniture enabling you to really make it feel like home. Open up the door to the outside Balcony and enjoy the views of the garden on a warm sunny day. There is a large Entrance Hall with two storage cupboards allowing you to keep things clear and tidy. The Bedroom is a large double with a built in wardrobe. there is a four piece "Jack & Jill" Shower/ Bathroom that can be accessed via the Bedroom and the Entrance Hall.







## ABOUT NEW COURT

The retirement village have staff on hand to assist you with wide corridors, doors and lifts making access around the village and to your own place very easy.

New Court has an "Owners Lounge" which is ideal for those looking to relax with a cup of tea, coffee and cake during the day.

The Shapland Restaurant is available for a more traditional meal allowing you to choose some delicious food from the carefully crafted menu.

The Strand Bar is also available for a hot drink or if you prefer something alcoholic then the staff will be sure to assist you with a selection.

The Wellbeing Room is the perfect place to unwind with a range of therapeutic treatments to choose from.

The landscaped grounds are perfect for those looking to enjoy some fresh air and go for a walk in the sun.

If its raining outside then the Chapter Library is somewhere you can escape to by getting your head into a good book!

## Directions

Leaving the office of HMT, head along the Promenade away from the town centre. Join onto the A4015 and at the roundabout, exit onto Lansdown Road. New Court is located on the left hand side.

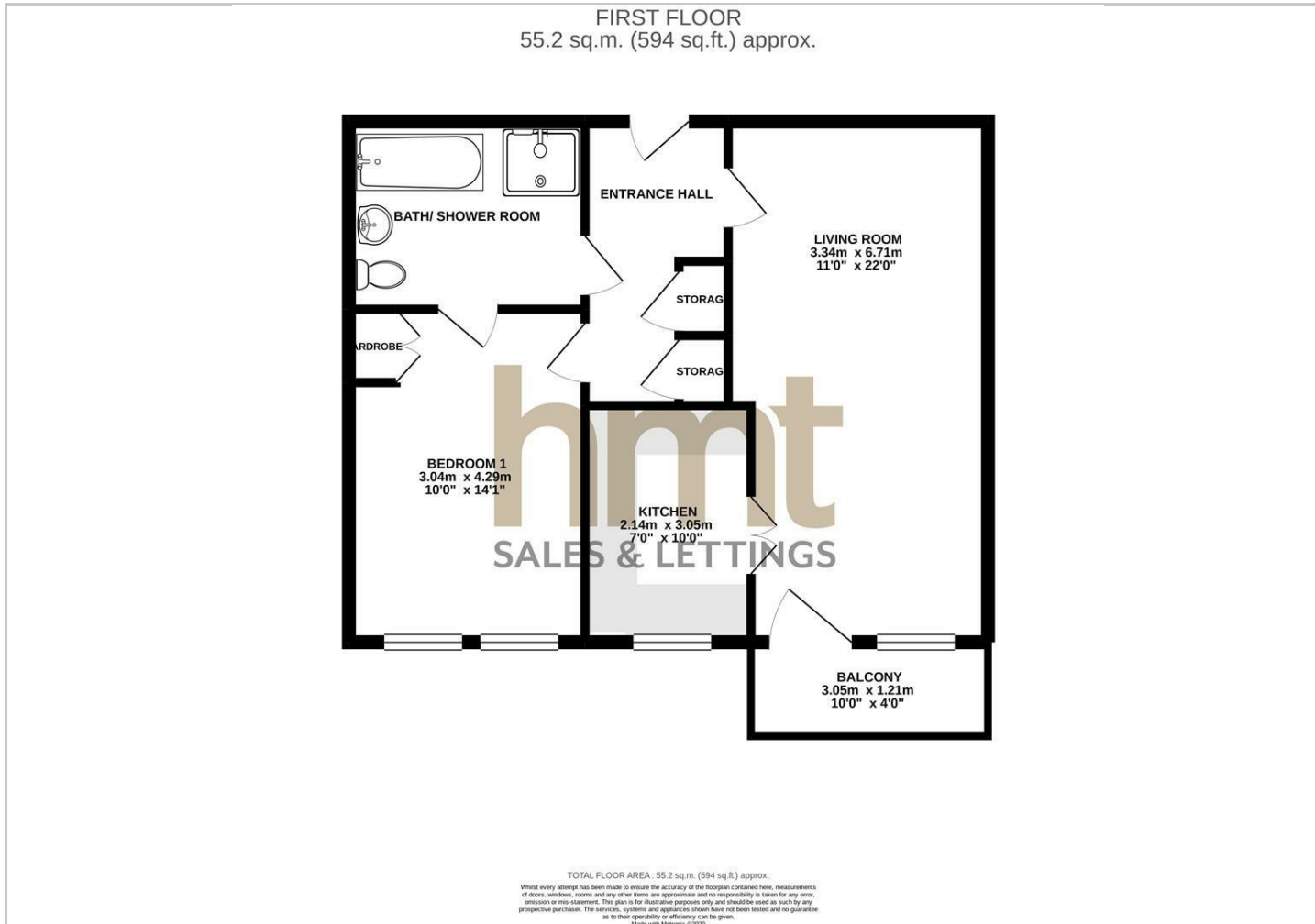




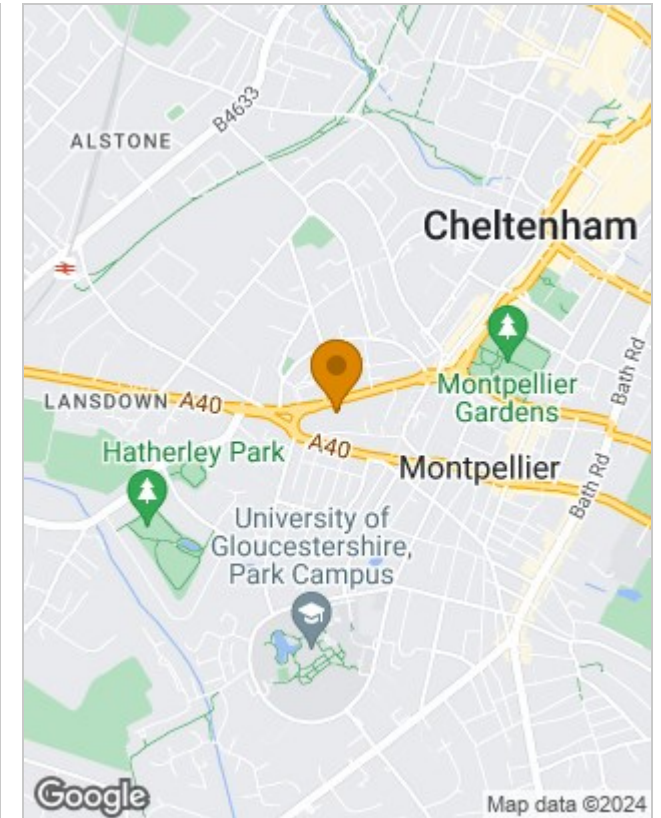




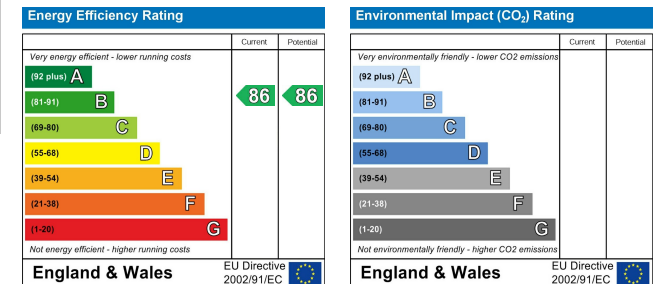
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our HMT Office on 01242 521322 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.