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12 Lansdown Court Malvern Road, Cheltenham GL50 2JS

- An Immaculate Garden Level Apartment...
- Stunning Italianate Regency Villa & Grounds
- South Facing with Large Picture Windows
- Parking (2) & Quality Management Set-up
- Neat, Secure Comminals, Ent Hall...
- Light & Airy c. 14' x 11' Living Room
- 11' Double Bedroom w. Wardrobes
- Modern Fitted Kitchen & Bathroom

£159,500

Large Due South Facing Windows and Pleasing Open, Leafy Aspect make this Garden Level Apartment Especially Light & Airy –

Situated within a Stunning true Regency Italianate Villa that is set back in it's own grounds; with Ample Parking (2 spaces per flat) and Super Malvern Road, Montpellier Fringe Location – Excellent Presentation and No Onward Chain!



Steps down to covered communal porch with wall mounted brass intercom access system and glazed door to Entrance Lobby leading to panelled front door to apartment No. 12.

Oak effect flooring, ceiling spotlights, 'Open Reach' connection. Wall mounted cupboard with electrical meters/ fuse board. Panelled door to bathroom suite and open arch doorway to...

Front aspect deep ledge Georgian sash window with pleasing south facing garden aspect. Focal point contemporary style electric fire with pebble/ flame effect. Connection for wall mounted TV. Fitted alcove shelving & full height cupboard, recessed ceiling spotlights, chrome sockets and switches, ceiling coving, oak effect flooring, wall mounted electric convection heater, power points. Panelled door to bedroom and open arch doorway to...

A modern range of cream eye, base level units, granite effect work surfaces, stainless steel sink and drainer with mono tap. Inset oven, hob and extractor hood. Integrated base level fridge/ freezer, plumbing and space for washing machine, base level 'kick space' heater. Dark wood effect flooring, under unit display lighting, chrome sockets and switches, rack of ceiling spotlights. Door to built-in storage (also housing hot water cylinder)

Front aspect deep ledge Georgian sash window. Ceiling coving. Oak panelled feature wall with dual matching bedside tables and power points. Pendant light point, alcove vanity shelf and mirror, wall mounted electric convection heater. Double doors to built in wardrobe / storage.

Well presented white suite with panelled bath, wall mounted 'Mira' shower system and glass shower screen. Wash basin and WC inset to vanity shelving (with shaver socket), fully tiled shower area and splash-backs with mosaic dado and insets. Chrome ladder style heated towel rail/ radiator. Recessed ceiling spotlights, extractor and ceramic slate tile flooring.

Leasehold with **Share of Freehold** / c. 955 years left unexpired (999 years commencing 1979)

Approx. £20 per annum.

Approx. £175 Per Calendar Month.

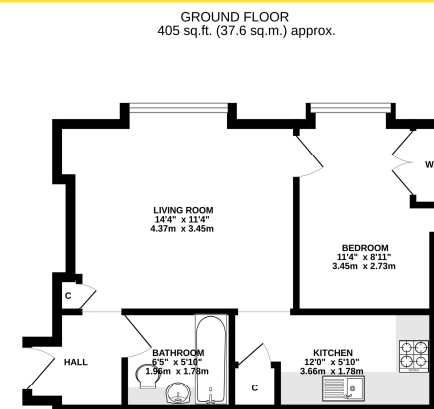
(covers upkeep of communal areas, buildings insurance and 'sinking/ reserve fund' contribution)

Cambray Property Management, Cheltenham.

Regular 'AST' sub-letting is permitted - yet not 'short lets' (i.e. Airbnb & 'holiday' lets)

Mains Electricity, Water and Drainage appear connected.

Cheltenham Borough Council – Band 'A'



TOTAL FLOOR AREA: 406 sq.ft. (37.6 sq.m.) approx.