

OFFICE: 01242 222 022

MOBILE: 07786 133768

EMAIL: info@samrayproperty.com



Flat 5, 27 Lansdown Place Lansdown, Cheltenham GL50 2HX

- A Unique Upper Floor Duplex Apartment
- 'A1' Location – A Short Stroll to Montpellier
- Comm. South F. Gardens & Parking Spaces
- Ideal Share of Freehold and 950 Year Lease
- Entrance Lobby with Storage + E. Hall
- 12' Living Room with Picture Window
- 11' Double Bedroom with B.I Storage
- Modern Re-fitted Kitchen & Bathrooms

£167,500

Well Presented Upper Floor (s) Duplex within this Classic Regency Terrace – The Flat Features Much Recent Work plus Impressive Communal Gardens, Off Road Parking (first come...) & the Ideal 'Share of Freehold'.

The Especially Light & Airy Accommodation includes Stylish c. 12' Reception with Picture Window - to Modern Fitted Kitchen with Oak Surfaces + on the Hall Floor... 11' Double Bedroom (with Storage) & Modern Bathroom with Double Shower.



Entrance Lobby

Wooden flooring, pendant light point, built-in eye and base level storage. Glazed door to...

Entrance Hall

Side aspect window, wall mounted intercom access handset, power points, wooden flooring, pendant light point, doors to bedroom, folding doors to bathroom suite plus access to staircase descending lower floor and...

Living Room

11' 8" x 10' 10" (3.55m x 3.30m)

Focal point three quarter height working sash window (with access to ornate cast iron 'Juliet' balcony). Recessed alcove eye level display, oak parquet style flooring, ceiling cornice, triple hanging pendant lights, power points, wall mounted TV point & shelving inset to wood strip wall detailing. wall mounted 'Dimplex' radiator. Open doorway to...

Fitted Kitchen

10' 1" x 8' 0" (3.07m x 2.44m) Max.

Modern range of white gloss eye, base and drawer units with solid oak work surfaces and colour coded tile splashbacks. Single composite sink with mono tap. Inset oven, double ceramic hob and extractor hood. Plumbing and space for washing machine. Space for full height fridge/ freezer, power points, oak parquet style flooring, pendant light point. Feature arch top stained glass sash window with decorative detailing.

Hall Floor Rooms

Double Bedroom

11' 9" x 7' 2" (3.58m x 2.18m)

Original working sash window, wooden flooring, alcove built-in storage/ wardrobe, drawers & shelving. wall mounted 'Dimplex' radiator, pendant light point, power points.

Bathroom

6' 5" x 5' 0" (1.95m x 1.52m)

Modern suite comprising fully tiled double size shower cubicle with cloud-burst shower system, Edwardian style wash basin with chrome washstand, semi recessed WC, back to wall WC, marble tile flooring, fully tiled splash-back areas.

Tenure

Share of Freehold Interest (lease 999 years from 1981)

Block Managing Agent

Young and Gilling Ltd, Cheltenham.

Service Charge

Approx. £165 per calendar month.

(Includes buildings insurance and contributions towards upkeep of main fabric of building & communal areas)

Council Tax

Cheltenham Borough Council: Band 'A'

Viewing

By prior appointment via Sam Ray Property

