

HUNTERS®

HERE TO GET *you* THERE



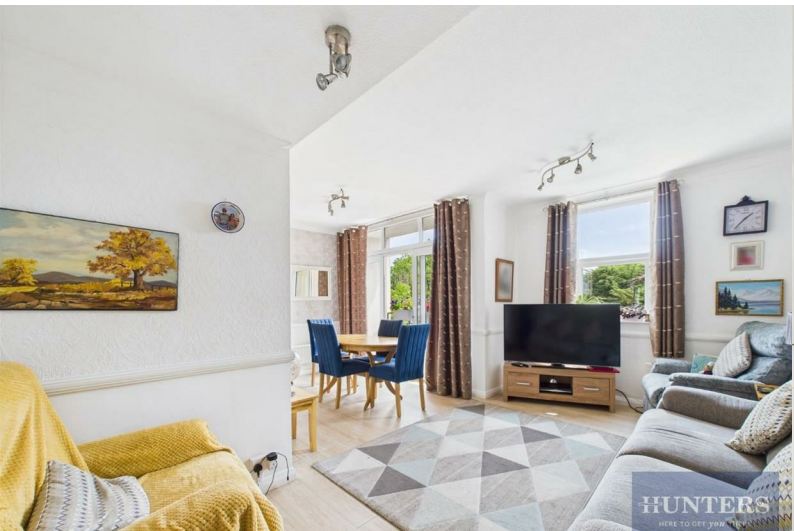
Lansdown Road

Cheltenham, GL50 2JE

Asking Price £295,000



Council Tax: C



Albany Court Lansdown Road

Cheltenham, GL50 2JE

Asking Price £295,000



Hunters Estate Agents are delighted to offer this exceptional three-bedroom two-bathroom luxury purpose-built second floor apartment to the sales market, complete with balcony and a double garage.

This fine home is a credit to its current owners being presented for sale in immaculate condition throughout. This must be one of the nicest flats we have listed this year and is packed with attractive features. Three-bedroom flats are a rarity and even more so with two bathrooms. The living/dining room offers a fully fitted inset kitchen. There is a useful balcony off the living room. All three bedrooms are of generous proportions.

Outside the property, there are well tended grounds with off road parking spaces. This flat also benefits from having a 37' long tandem double garage - large enough to house two premium estate cars, with room to spare!

The communal areas are well presented and clean. At first visit it is obvious that the building is cherished and well maintained. A secure lift gives access to all floors which makes living in the apartments very easy and convenient. Being on the second floor, there are impressive views from the windows across some major Cheltenham Landmarks.

Lansdown is just off and connected to Montpellier with its vast choice of cafe's, bars and restaurants. The area is also host to a variety of small boutique shops with endless small side streets to explore. Within easy walking distance is Montpellier Gardens, the focal point for Cheltenham's many festivals which attract visitors from all over the globe including the food festival, the jazz festival, the music festival, the science festival and many more. There is almost always something new appearing in the local parks.

This property comes highly recommended, and any interested parties are encouraged to arrange a viewing without delay, to avoid disappointment

All viewings are by appointment only.

Tel: 01242 528500

- Three Bedroom Luxury Purpose Built Apartment
- Double Garage and Off Road Parking
- Immaculate Condition
- Lift to all Floors
- Council Tax Band C | Energy Performance (EPC) E

Living Room / Dining Area
18'6" x 16'6" (5.65 x 5.04)

Kitchen
6'10" x 7'4" (2.10 x 2.25)

Bathroom
7'2" x 5'6" (2.19 x 1.68)

Bedroom One
12'0" x 9'8" (3.67 x 2.96)

Bedroom Two
8'9" x 11'4" (2.69 x 3.46)

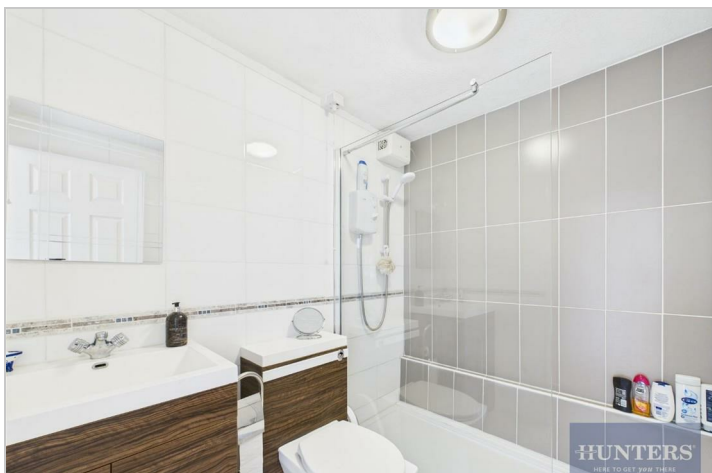
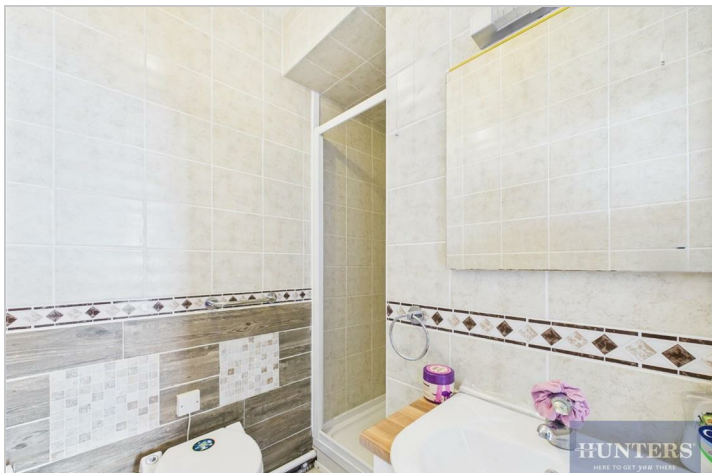
- Second Floor Location with Balcony
- Town Location in Lansdown
- Two Bathrooms
- Service Charge £1800/Annum | Ground Rent £55/Annum
- Tenure - Leasehold with 128 years remaining

En-Suite
3'7" x 5'11" (1.11 x 1.81)

Bedroom Three
9'2" x 8'3" (2.80 x 2.53)

Balcony
8'9" x 2'11" (2.68 x 0.89)

Garage
8'4" x 37'2" (2.55 x 11.33)



Road Map



Hybrid Map



Terrain Map

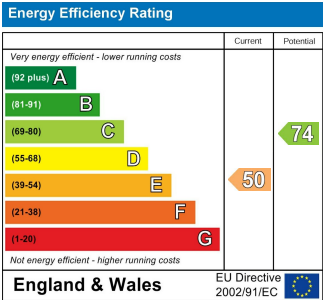


Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.