

FLAT 1, HAZEL LEA, 44 LANSDOWN ROAD,  
CHELTENHAM, GLOUCESTERSHIRE, GL51 6PU





## FLAT 1, HAZEL LEA

Having been thoroughly upgraded, this luxurious apartment is approaching 1,350sq.ft. and is finished to exacting standards, benefitting from a private front door, allocated off road parking and a garage.

### DESCRIPTION

Having parked the car in an allocated space at the front of the building, there is a set of steps leading down to the private front door to Flat 1. The imposing front door opens into a wide and welcoming entrance hall which leads to the principal rooms. Despite being situated on the lower ground floor, there is no lack of natural light given the southerly aspect to the front of the property. A large sitting/dining room provides ample space to sit and entertain, whilst a pair of double doors open into a contemporary kitchen with a range of wall and base level units including a central island with breakfast bar. The kitchen also opens into a very practical utility room where there is space for a washing machine and tumble dryer in addition to storage. The apartment offers two excellent double bedrooms with the principal providing a walk-in-wardrobe. There is also a separate home office with further store room beyond. The bathroom could well be the highlight, with marble clad walls, contemporary shower enclosure, Victoria + Albert freestanding bath and Samuel Heath tapware. Outside and to the rear of the building is an en-bloc garage.







### SITUATION

Set back from the road and enjoying a high degree of privacy, Hazel Lea is located along one of the town's main access routes leading to Montpellier. The railway station is within a short walk of the property, as is the town centre, whilst the M5 is also easily accessible from this most convenient location.

### GENERAL INFORMATION

Services:

Mains water, electricity, gas and drainage are connected to the property.

### Leasehold Information:

Tenure: Leasehold with a Share of the Freehold.

Lease Length: c.950 years remaining.

Service Charge: £175.00pcm.

### Local Authority:

Cheltenham Borough Council: 01242 262626.

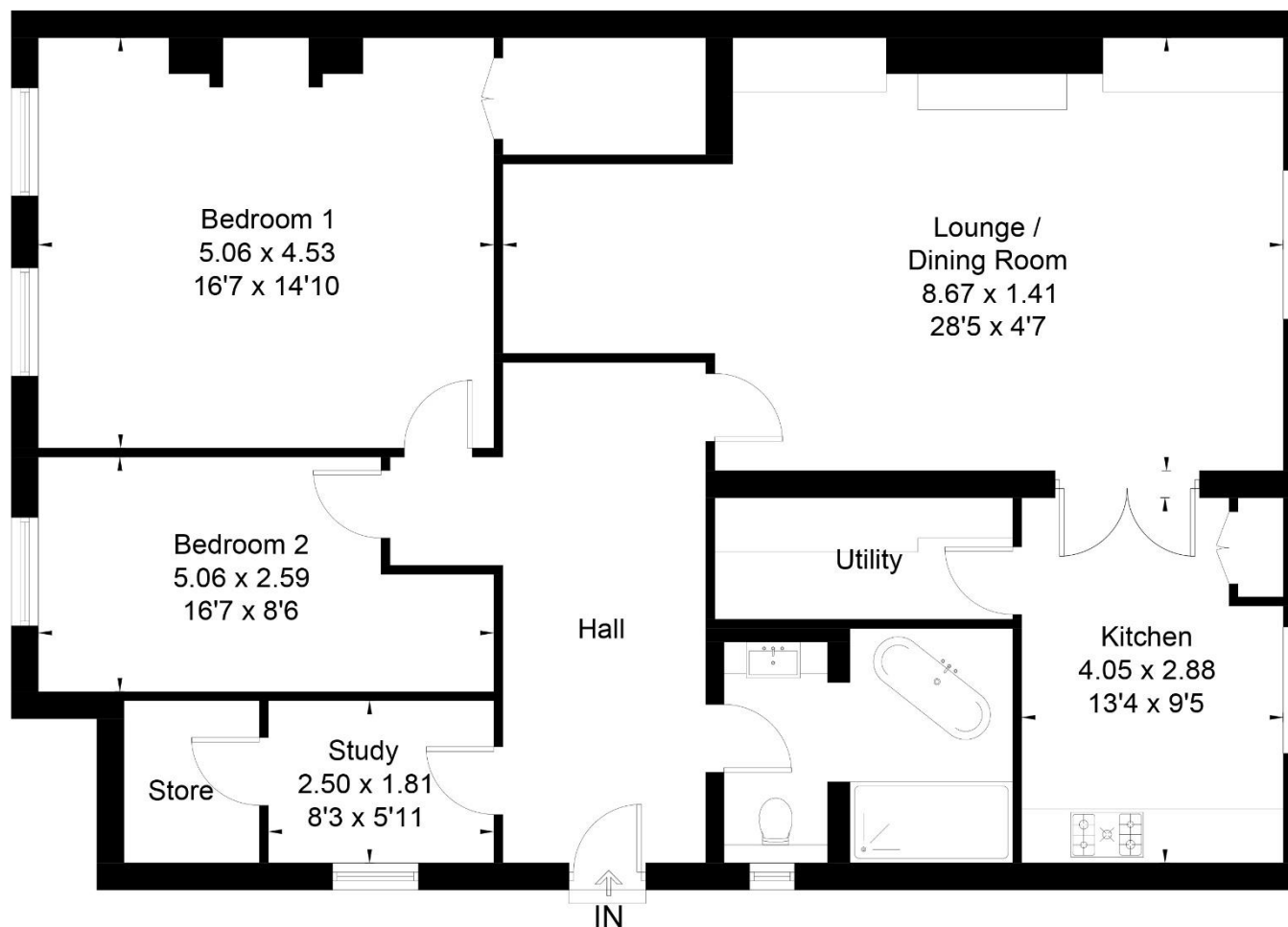
Council Tax Band: (C) - £1,996.90pa. (2025/2026).

### VIEWINGS

By prior appointment through the sole agents on 01242 222722.



Approximate Floor Area = 124.9 sq m / 1344.3 sq ft



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