



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



5 Bleasby Gardens, Lansdown Road,
Cheltenham GL51 6UL
Asking price £299,950



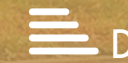
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Morgan Associates is thrilled to present this attractive three-bedroom duplex apartment, conveniently located in the charming Lansdown neighborhood. It offers a chain-free opportunity and is within easy walking distance of Montpellier and Cheltenham Town Centre.

Full Description

This duplex apartment is positioned on the second and third floors of a purpose-built block from the 1960s. Accessible via a serviced lift or stairs upon entering the building, the apartment's entrance is on the third floor. Upon entry, a bright and spacious lounge/kitchen/diner greets you, featuring sliding doors opening onto a south-facing balcony. The kitchen is well-equipped with a variety of units and boasts elegant granite worktops.

The second floor is reached via a staircase in the living room, leading to a landing granting access to each bedroom and the family bathroom. Additionally, there's an airing cupboard adjacent to the stairs. The primary bedroom, situated at the front of the property, offers generous space, including a dressing area, and an en-suite bathroom. The second bedroom overlooks the communal gardens and comfortably accommodates a double bed. The third bedroom, currently utilized as an office, serves as an ideal workspace. The floor also houses a family bathroom with a shower over the bath.

The property's amenities include a garage, residents' parking, and a communal garden at the rear.





Situation

Cheltenham stands out as one of England's most well-preserved Regency towns, boasting an array of Michelin-starred restaurants, diverse bars, chic shops, and abundant salons. The town also thrives with a vibrant cultural scene, featuring two concert halls and three theaters. Throughout the year, Cheltenham hosts several renowned festivals, celebrating literature, science, food, drink, and jazz. However, the pinnacle of the town's annual events is the racing festival, culminating in the prestigious Cheltenham Gold Cup. This attraction consistently entices visitors year after year, making it a prominent highlight in the town's calendar.

Further Information

Services: Mains gas, electricity, water and drainage. Gas central heating.

Tenure: Leasehold, share of the freehold

Lease Term: 999 years from 24/06/2000 (970 years)

Community Charge: £614 p.a.

Service Charge: £275.47pcm

Ground rent: N/A

Council Tax Band: D

Local Authority: Cheltenham Borough Council

Bleasby Gardens

Approximate Gross Internal Area = 90.1 sq m / 970 sq ft
 Garage = 19.9 sq m / 214 sq ft
 Total = 110 sq m / 1184 sq ft

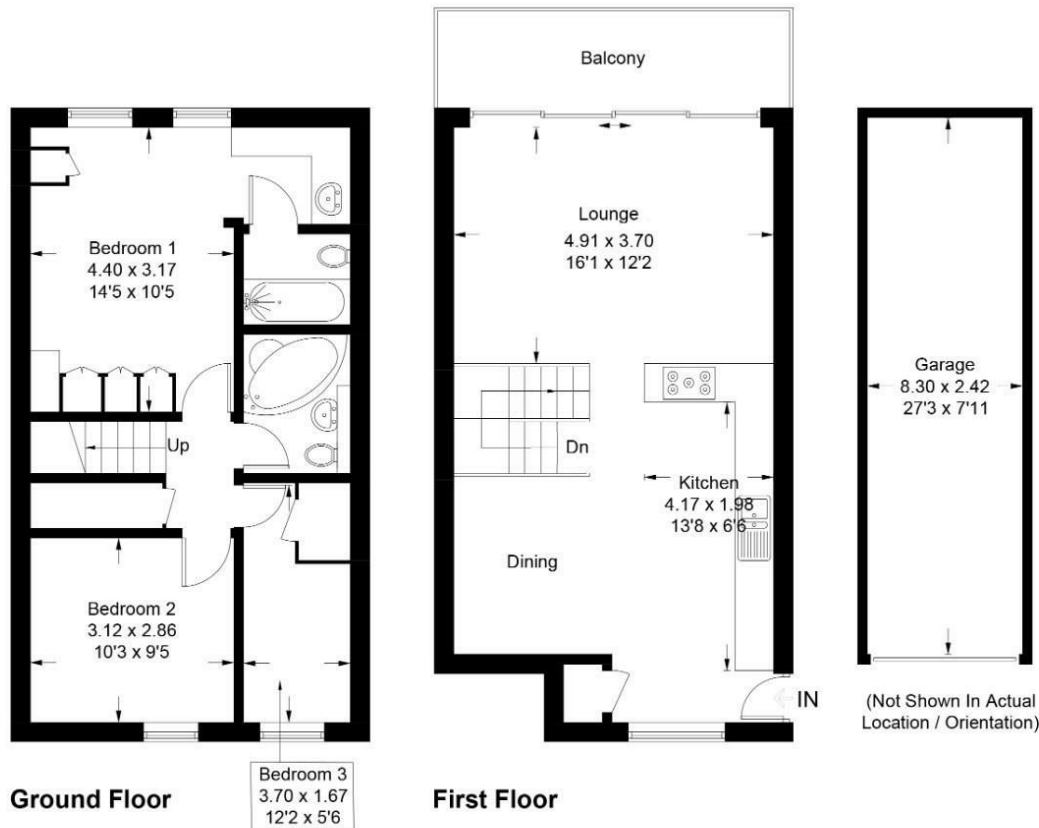
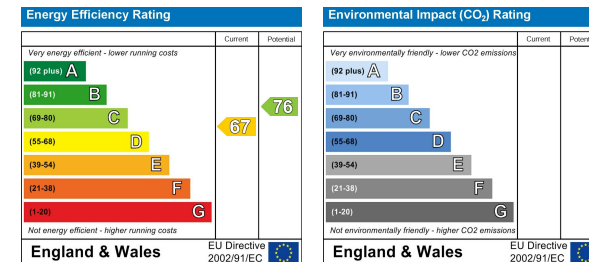


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1024153)

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Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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