



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



7, Douro Lodge, Lansdown Crescent,
Cheltenham GL50 2LF
Guide price £255,000



7, Douro Lodge, Lansdown Crescent, Cheltenham GL50 2LF

A charming two bedroom apartment in the heart of Lansdown and a short stroll to the beautiful Montpellier.

Full Description

This chain free property is situated in a wonderful building, originally built in the mid 1800s, and later converted into wonderful flats exuding the grandeur and style of Cheltenham's finest.

Located on the top floor of Douro Lodge, and accessed via grand communal hallways, we have a spacious entrance leading to all aspects of the apartment. A separate kitchen provides ample space for cooking and entertaining, whilst a further living/dining room with exposed beams allows for a cosy peaceful space to relax and dine. The hallway also leads us to two excellent sized bedrooms, both comfortable doubles with inbuilt storage in the principal room. The bedrooms being situated on the top floor allows for peaceful surrounds, no upstairs neighbours. and a restful night's sleep!

A spacious bathroom with a large walk-in shower completes this floor. The property benefits further from a separate utility room with washer dryer, and allocated off road parking for one vehicle.

There is also the option for permit parking should you have two cars.

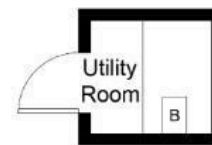
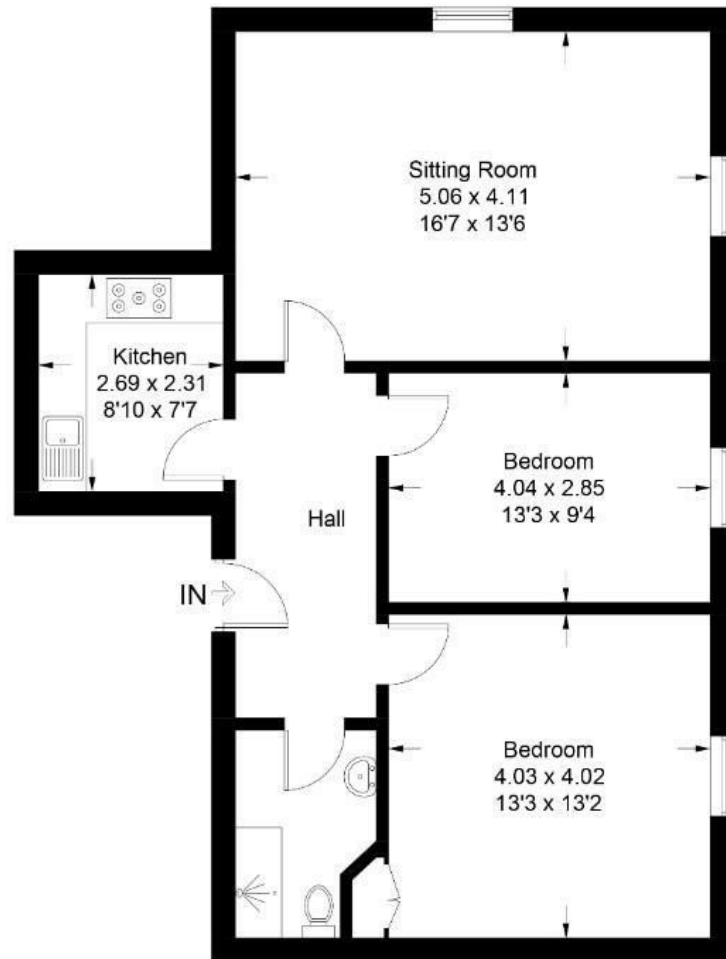


Douro Lodge

Approximate Gross Internal Area = 73.3 sq m / 789 sq ft

Utility Room = 2.2 sq m / 24 sq ft

Total = 75.5 sq m / 813 sq ft



(Not Shown In Actual
Location / Orientation)

Further Information

Cheltenham is famed as one of the most complete Regency towns in England, offering Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. Cheltenham, also, offers a thriving cultural scene that includes two concert halls and three theatres. There are a number of festivals hosted in Cheltenham through the year, such as the festivals of literature, science, food and drink and jazz. However, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, an attraction that draws the public to the town year after year.

Tenure: Leasehold - Leasehold -
Share of Freehold

Lease Duration: 999 years from 1st
January 2001

Service Charge: £1,440 per annum

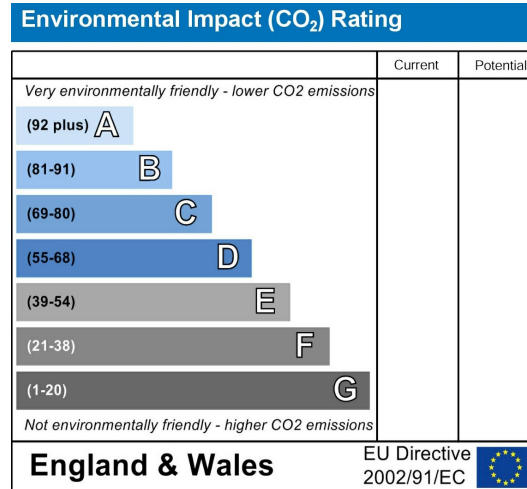
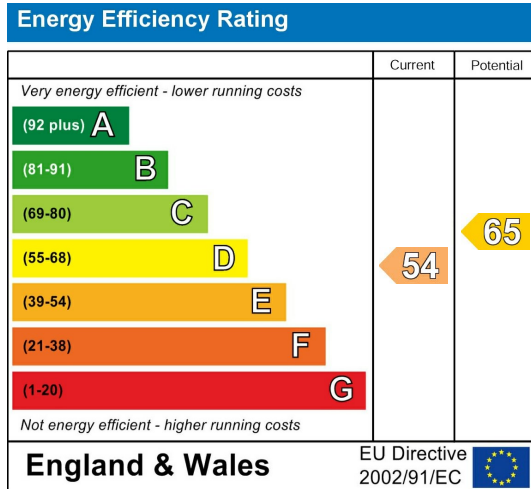
Ground Rent: N/A

Services: Mains electricity, gas,
water, and drainage.

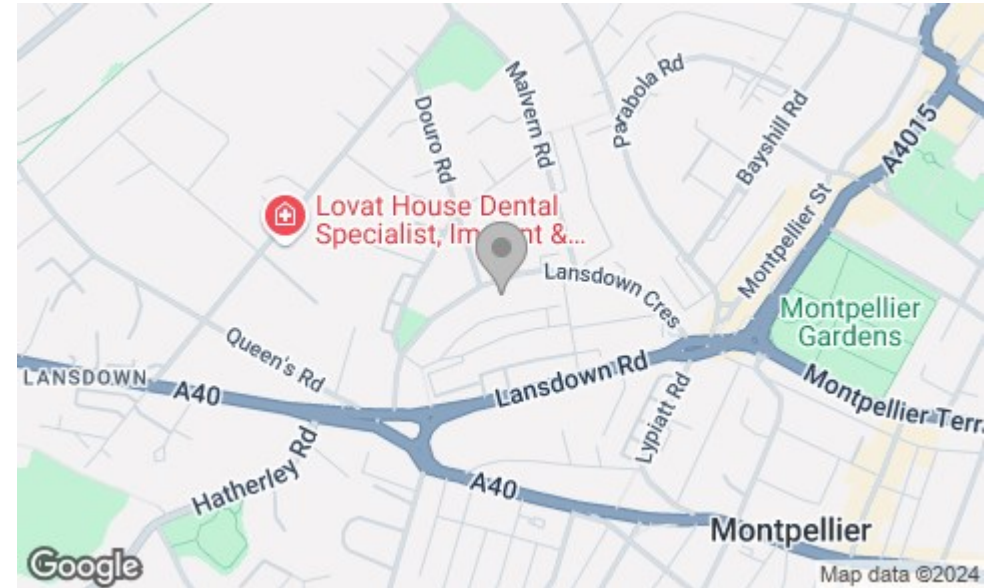
Council Tax Band: C

Local Authority: Cheltenham
Borough Council.Tel.01242 26 26 26

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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