



3 Seven Arches Lansdown Parade, Cheltenham, Gloucestershire, GL50 2LQ

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A SUPERBLY RENOVATED AND ARCHITECTURAL DESIGNED TWO BEDROOM APARTMENT WHICH OFFERS THE VERY BEST IN DESIGN AND FITTINGS AND THE ADDED BONUS OF A WALLED PRIVATE GARDEN.

3 Seven Arches is a very special apartment which has recently been refurbished and creatively redeveloped to create a truly impressive property. With its own private entrance to the side of the main building it has its own walled garden and access to the communal grounds.

On entering you notice the exceedingly high standard of workmanship. The large kitchen with integrated appliances and is fully fitted with an array of wall and floor mounted units. There is also a very social island for entertaining. This leads through to the double reception room with a sitting area and the very smart vaulted garden room which has access to the private courtyard.

To the rear is a hallway which provides access to both bedrooms creatively designed to maximise space both having en suite shower rooms. The master Bedroom has fitted wardrobes. Within the design the developer has ensured there is useful built in storage.

The private walled courtyard has flagstone paving and raised sleeper beds which once matured will provide a very enjoyable area.

The new addition is double glazed, and there is the very latest electric heating with this being underfloor in the tiled areas. It also comes with 1 allocated parking space.

Tenure: Leasehold with share of freehold

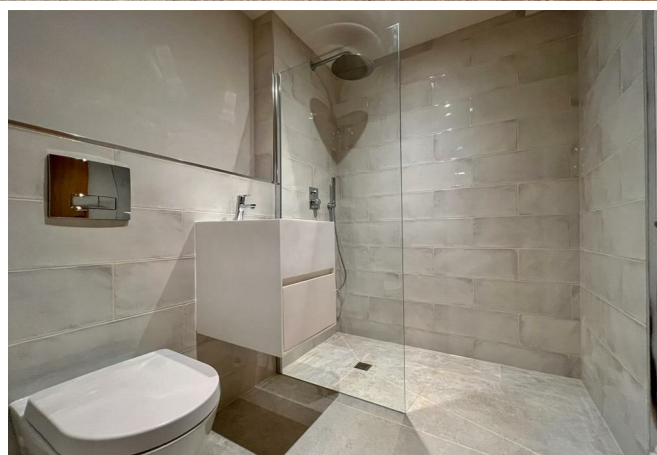
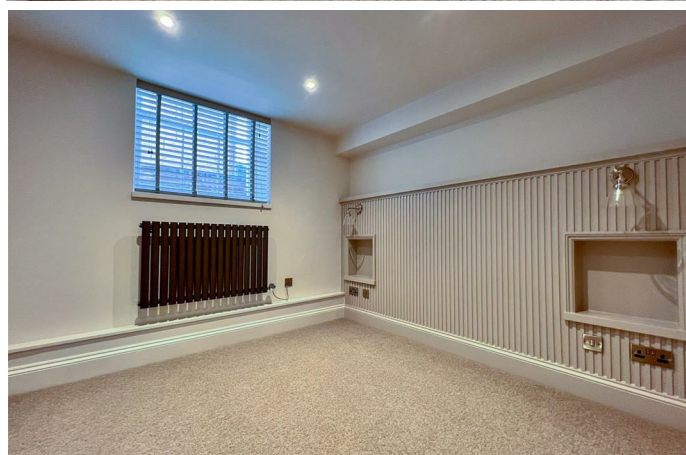
Term : 999 years from and including 27 August 2019

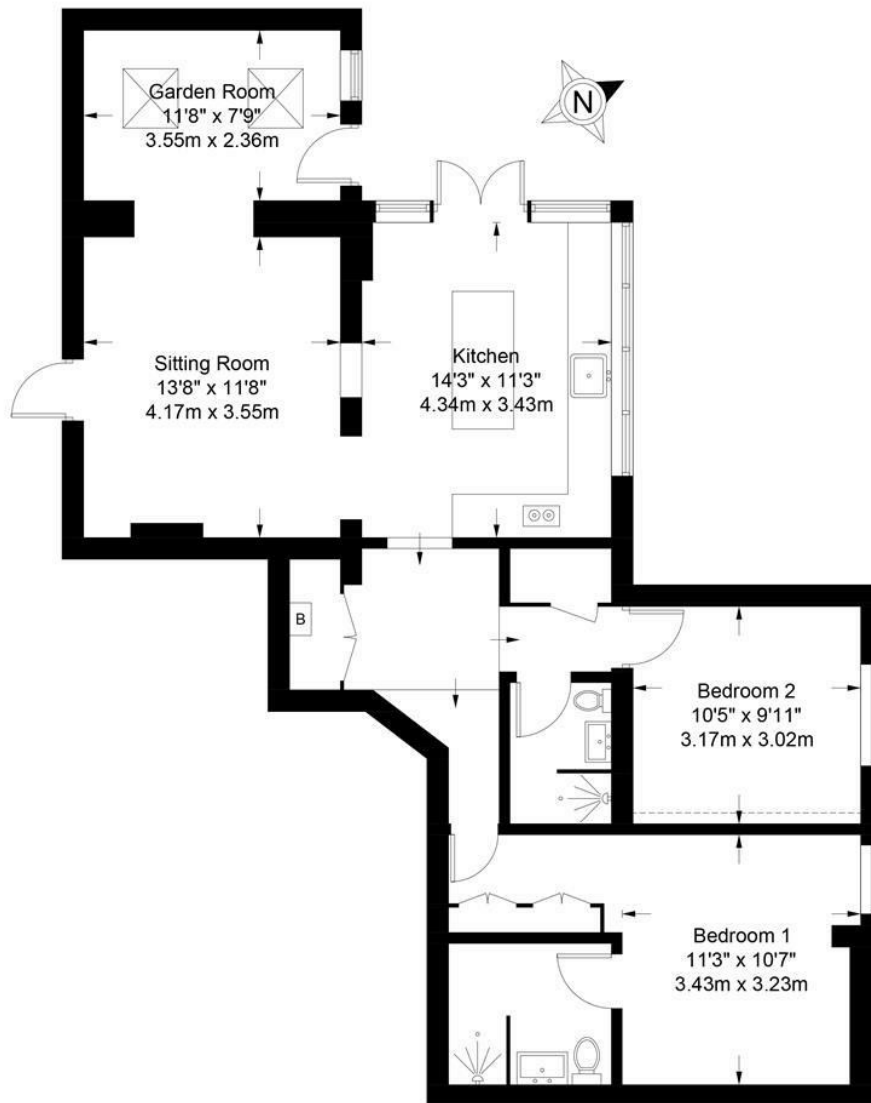
Service Charge: 12.5 % of the running costs of the building currently £2224.64 per annum.

Ground Rent: Not collected

Managing Agents: Cambray Property Management







(Approximate Gross Internal Area = 86.4 sq m / 930 sq ft)

Illustration for identification purposes only, measurements are approximate and are not to scale.
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EPC: Band C
 Rating: 69
 Council Tax: New Build
 Area: 930.00 sq ft

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