



Flat 6 Christchurch Court, Christchurch Road, Lansdown, Cheltenham GL50 2PZ

A well-proportioned two bedroom first floor flat, with lift access, forming part of this purpose built block which is being sold chain free and offers an ideal first or investment purchase. Entrance hall, sitting room, kitchen, bathroom, two bedrooms and a garage. Shared gardens.





Christchurch Court is accessed via Skillicorne Mews from Queens Road which leads to the rear of the building where unallocated car parking can be found.

Secure, well-presented communal areas which include passenger lift and staircase access lead to the first floor landing. The front door leads into a enclosed entrance porch with a entrance hall beyond which provides access to the rooms and a very useful walk in storage cupboard. To the front is a double aspect sitting room with a Juliet balcony and to the rear is a good sized fitted kitchen. Both bedrooms are of a reasonable size, the main having fitted wardrobes. the bathroom is well appointed with a white suite comprising W.C., basin and a bath with mains shower over.

Outside to the rear of the building is a shared garden and a GARAGE located in a nearby block.

The property is being sold chain free and features gas fired central heating to radiators and double glazed windows.

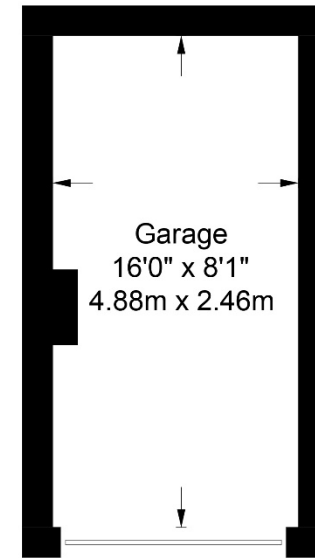
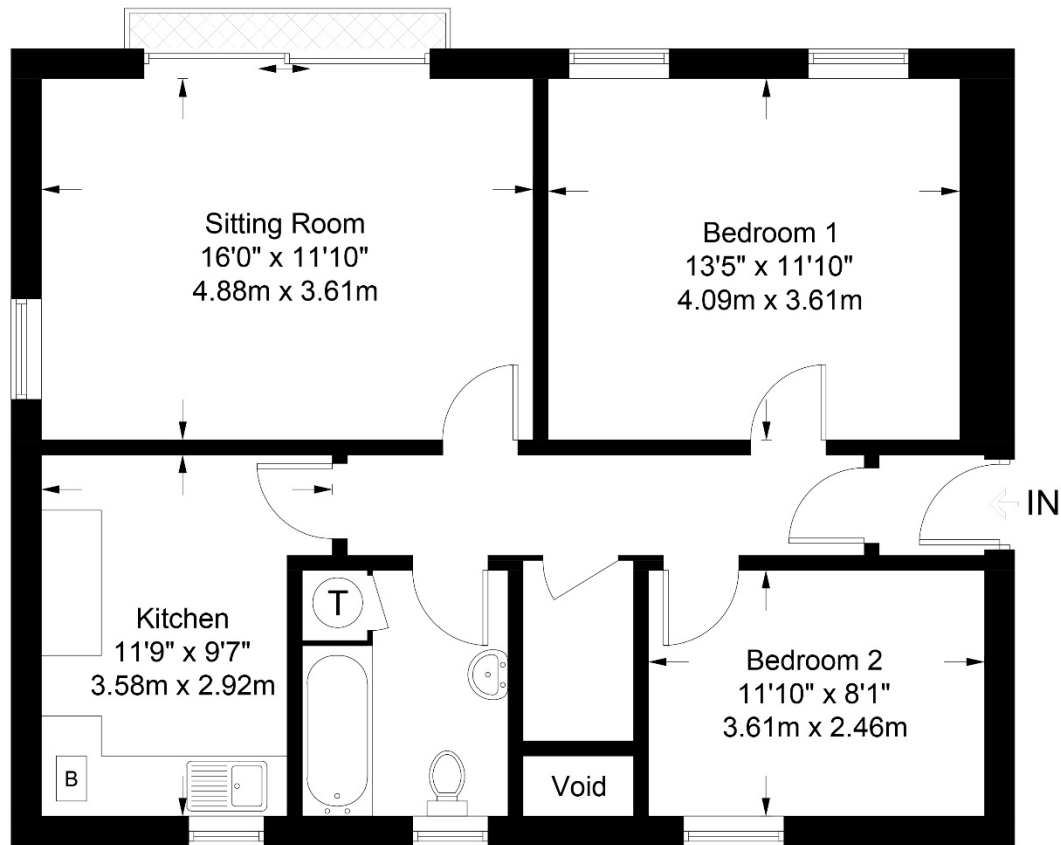
## Lease Details

Tenure: Leasehold with share of the freehold.  
Lease: 999 year lease commencing 25th March 1980 (955 years remaining)  
Service Charge: £1320 per annum  
Ground Rent: Not collected  
Managing Agents: Cambray Property Management



## General

Services: All mains services are believed to be connected.  
Local Authority: Cheltenham Borough Council.  
Council Tax: Band C  
EPC: C (77/80)  
Parking: Unallocated on site plus a GARAGE.  
Title Number: GR318347



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



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Approximate Gross Internal Area 738 sq ft / 68.6 sq m

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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