



Flat 5, 16 Lansdown Crescent, Cheltenham, Gloucestershire, GL50 2LF

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16 Lansdown Crescent is set within this highly regarded listed crescent within a short level walk of Montpellier. The communal areas are finished to a good standard and the apartment is located on the first floor. The large apartment entrance hall provides access off to the generous sitting room with c. 12' ceiling, a fitted kitchen with built in appliances, two bedrooms and a modern bathroom. On entering the fabulous sitting you are greeted with a floor to ceiling working sash windows along with working with shutters and then the inner hall leads to all other rooms, bathroom, bedrooms and kitchen.

ACCOMMODATION:

Large entrance hall
Two double bedrooms
Sitting room
Kitchen
Bathroom

PARKING:

Unallocated off road
Permit parking - Lansdown Zone 13

ADDITIONAL:

Gas fired central heating
Unfurnished

INCLUDED:

Fridge freezer
Washing machine
Dishwasher

TERM

12 months minimum term. No smokers. No sharers. Pets not permitted.

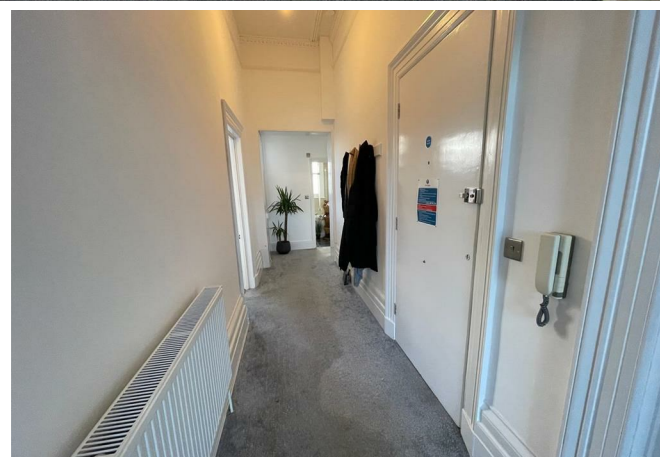
VIEWING AND SHOWING TIMES:

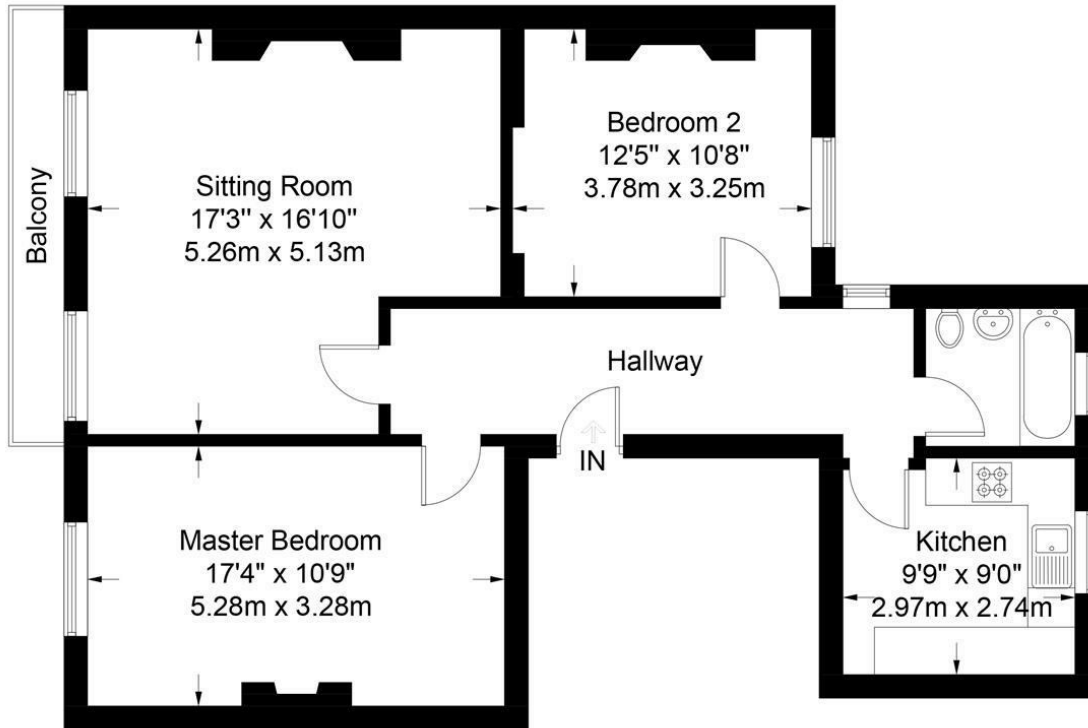
Read Maurice show our rental property during weekdays only. No application may be made without a physical viewing of the property. For certain properties block viewings will be offered and you are advised to attend at the earliest opportunity if this property is of interest to you.

GENERAL:

Mains services are believed to be connected.







Approximate Gross Internal Area = 862 sq ft / 80.1 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.
Please check all details before making any decisions reliant upon them.
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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. PRN: 16454717 - Date of printing 23rd April 2024

EPC: Band D
Rating: 62
Council Tax: B
Area: 862.00 sq ft

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