



23 Thorncliffe Flats, Lansdown Road, Lansdown, Cheltenham GL51 6PZ

A spacious top, fourth floor flat (with lift & stair access) located to the rear of the building making the most of a sunny southerly aspect and views. This bright flat offers 2 double bedrooms, a good-sized living space, kitchen, refitted shower room as well as a small balcony and garage.





The property is approached through clean and tidy communal areas with stair or lift access.

The front door opens into an entrance hall, off which are the principal rooms.

The sitting room is a good size and has access to a small east facing balcony. The kitchen has base and wall mounted units and the shower room has been refitted with a white suite. Both bedrooms are of a good size.

The property offers well-proportioned accommodation with views towards Leckhampton Hill and features electric heating (no gas to the flat) and double glazed windows.

Offered chain free this flat would make an ideal first or investment purchase.

Lease Details

Tenure: Leasehold

Lease: 999 year lease commencing 29.09.1962.

Service Charge: £2,777.96 per annum

Ground Rent: £24.16 per annum

Managing Agents: Ash & Co

General

Services: Mains water, drainage and electricity are supplied to the property.

Local Authority: Cheltenham Borough Council.

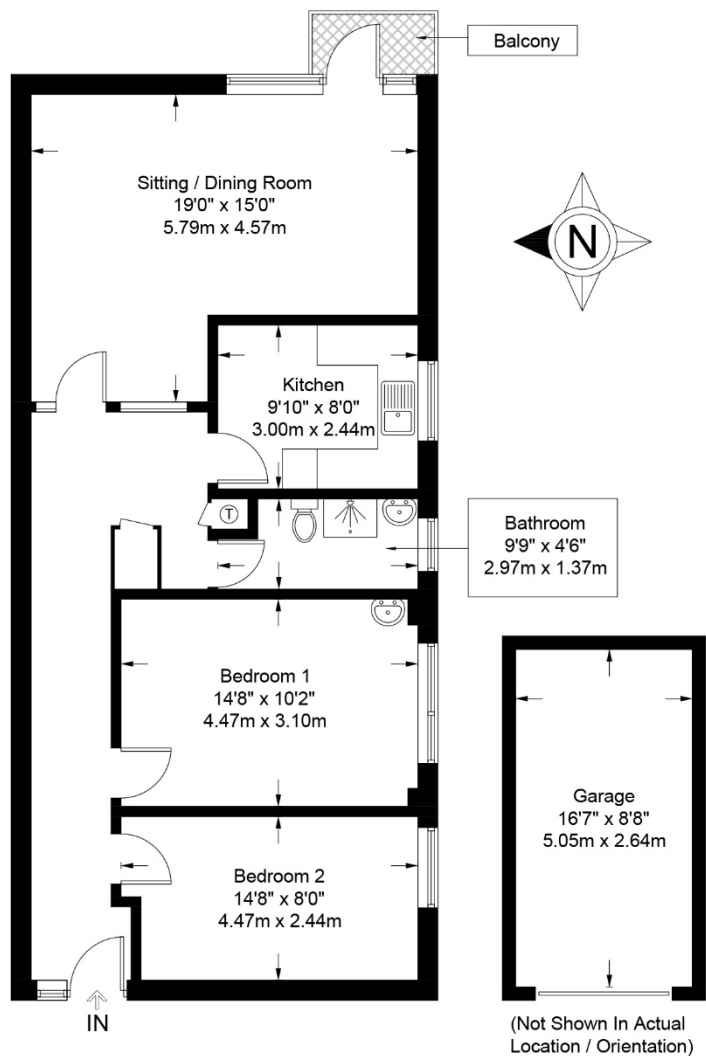
Council Tax: Band C

EPC: F (32/75).

Parking: Garage plus unallocated parking on site.

Title Number: GR13599





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Approximate Gross Internal Area 829 sq ft / 77.1 sq m plus garage (114 sq ft / 13.4 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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