



5 Harris Court, 57 Lansdown Road, Lansdown, Cheltenham GL51 6QU

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A spacious well-presented 2 bedroom first floor flat within this conveniently located secure development with lift access and allocated car parking.





This well-appointed flat benefits from good sized accommodation arranged over one level.

Well-presented communal areas with lift and stair access leads to the property.

The front door opens into a wide entrance hall with a double store cupboard, utility room with washer dryer and a good sized bathroom. The open living space incorporates a sitting/dining room to one end and a modern well fitted kitchen to the other. The kitchen is well fitted with a good range of base and wall mounted units and includes fitted oven, hob, extractor, dishwasher, freezer and refrigerator.

The master bedroom is double aspect with fitted wardrobes and has access to an enclosed balcony and a good sized ensuite shower room. In addition there is a double second bedroom.

Outside is an allocated car parking space and visitor car parking.

The property offers high quality fittings and includes, underfloor central heating, double glazed windows, air circulation system and hard flooring to the living areas.

General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band C.

EPC: B (86/86)

Parking: Allocated car parking (44) within the development & visitor parking spaces.

Title Number: GR 456630

Lease Details

Tenure: Leasehold.

Lease: 250 years commencing 30th June 2021.

Service Charge: £1248.58 per annum reviewed annually.

Ground Rent: £300 reviewed every 15 years from the start of the lease.

Managing Agents Sennen Property management Ltd.



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 Approximate Gross Internal Area 905 sq ft / 84.1 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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