



Flat 7 Applegarth, 21 Queens Road, Lansdown, Cheltenham GL50 2LR

A large two bedroom apartment with spacious open living space, its own private garden with access to the main houses communal garden and a garage. Private entrance, open living space with study and dining areas, 2 bedrooms and modern fitted kitchen & bathroom.





This substantial garden flat has its own private entrance and front door and is accessed to the rear of the main building.

Steps lead down to the front door which opens into spacious open living accommodation incorporating a dining and study area as well as a sitting room which has access to the property's private garden.

Off the central living space can be found two bedrooms one of which could be divided to create three bedrooms if required. the kitchen is well fitted with a range of wall and base units and features built in appliances and quartz surfaces.

Across the hall is the well-appointed bathroom which is fitted with a white contemporary suite and features a walk in shower, bath, basin and W.C.

The garage (c.20'3x19'9), accessed from Christchurch Road can be found close by as can the communal gardens.

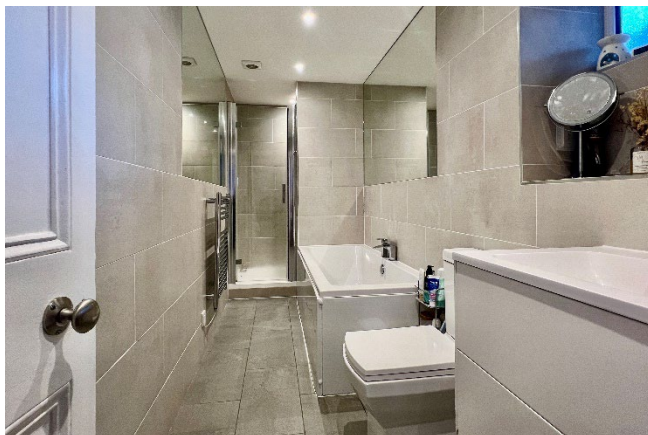
The property is well presented throughout and features herringbone patterned oak block flooring, double glazed windows and a gas fired central heating system to radiators.

Lease Details

Tenure: Leasehold with a share of the freehold
 Lease: 999 years commencing 18th February 1970
 Service Charge: £2,300 per annum
 Ground Rent: Not collected
 Managing Agents : CMG Property Management (Gloucester)

General

Service: All mains services are believed to be connected
 Local Authority: Cheltenham Borough Council
 EPC: D (67/78)
 Parking: Garage
 Title Number: GR90499





Flat 7 Applegarth, 21 Queens Road, Lansdown, Cheltenham GL50 2LR

Approximate Gross Internal Area 1214 sq ft / 112.8 sq m (excluding garage)

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.

readmaurice 

48 Andover Road, Cheltenham GL50 2TL
Tel: 01242 241122
Email: post@readmaurice.co.uk
www.readmaurice.co.uk