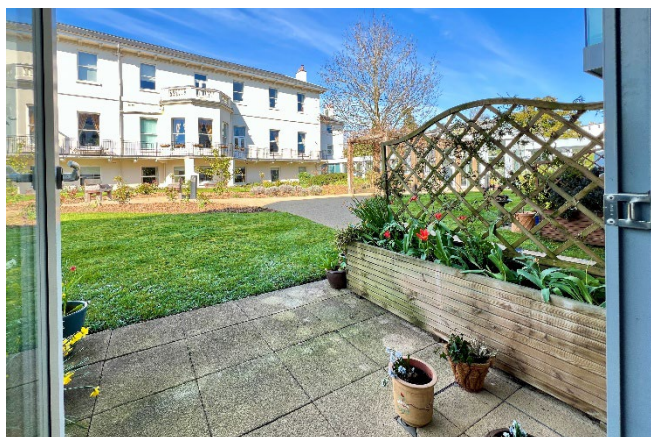




20 New Court, Lansdown Road, Cheltenham GL50 2JG



A well-presented ground floor apartment set within this popular, well served development catering for the over 65s. Briefly the accommodation comprises entrance hall, sitting/dining room with door opening onto a terrace, fitted kitchen, double bedroom and spacious bathroom all set in beautifully landscaped gardens and grounds.







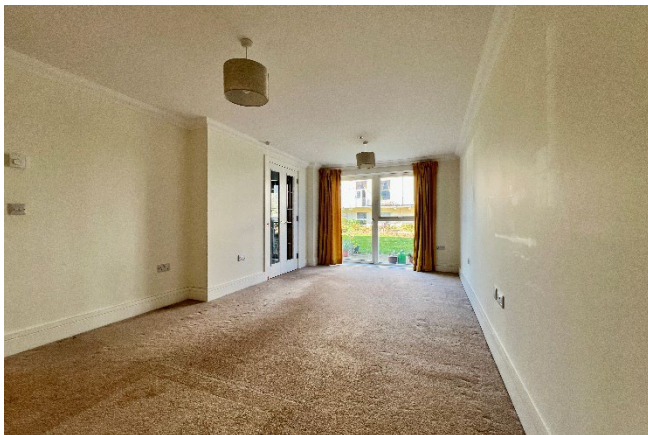
New Court is a fantastic development offering the very best in terms of accommodation and services offered. Owners benefit from a range of facilities and tailor-made range of services providing a rare opportunity exclusively for those over the age of 65.

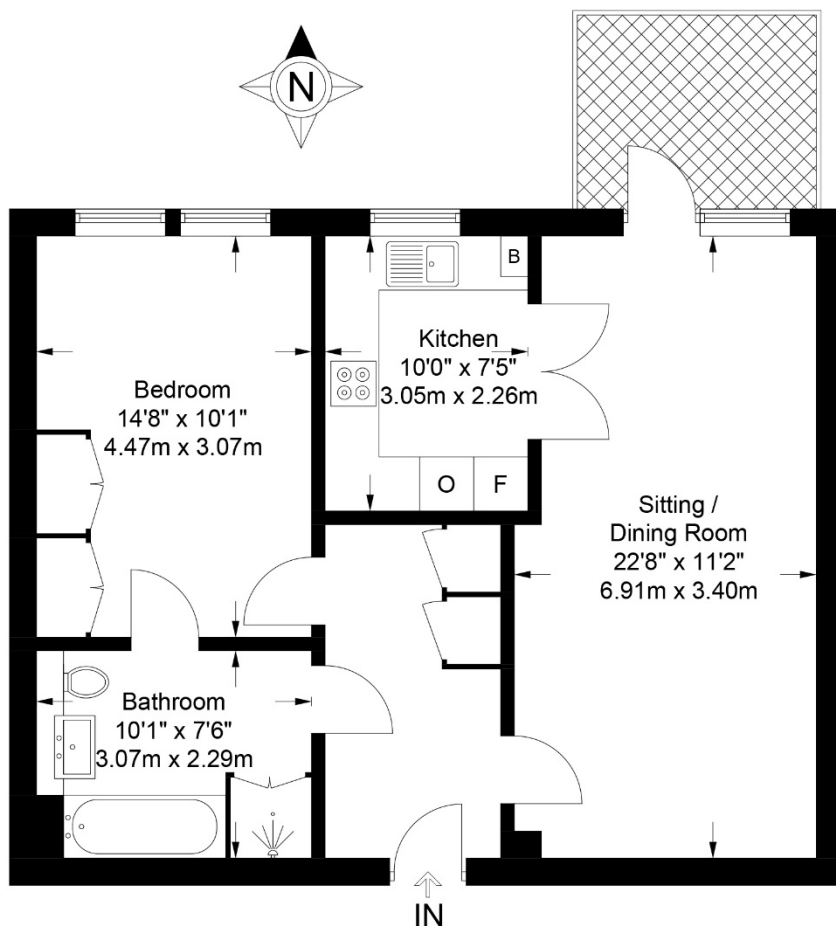
This well presented ground floor flat with patio and garden access comprises a wide entrance hall, a 22' sitting/dining room, a well equipped kitchen with granite surfaces, fitted NEFF appliances, a double bedroom with fitted wardrobes and a well-appointed bathroom with low access bath and level access shower.

Externally there is a paved terrace adjoining the sitting room with well-tended communal grounds beyond. The property features gas fired under floor central heating, double glazing, wide doors and an emergency call system.

New Court offers two stunning aspects both set beautifully landscaped gardens and grounds. A fully restored Grade II listed former mansion incorporating a lounge bar, restaurant, library and well-being suite exclusively for homeowners.

To the rear of the main building is a modern wing which houses the apartments. The residents can also rely on a 24 hour concierge service.





## Lease Details

Tenure: Leasehold

Lease: 125 years commencing 1st April 2016.

Service Charge: £741.70 (01.04 to 31.03)

Ground Rent: £500 (Reviewed 2031)

Managing Agents: Sanctuary

## General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band C

EPC: B (84/84)

Parking: There is no allocated car parking to this property. Visitor car parking is available.

Title Number: GR442436

**20 New Court, Lansdown Road, Cheltenham GL50 2JG**

Approximate Gross Internal Area 645 sq ft / 59.9 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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