



2 LYPIATT COURT LYPIATT ROAD, CHELTENHAM, GLOUCESTERSHIRE, GL50  
2QW



**A GENEROUS AND PRACTICAL ONE BEDROOM GROUND FLOOR APARTMENT WHICH WAS RENOVATED TO A VERY HIGH STANDARD IN 2019 AND OFFERED FOR SALE AT A COMPETITIVE PRICE.**

**THE PROPERTY**

A one bedroom ground floor apartment which forms part of this purpose built development from 1974. It has been recently been upgraded to a high standard and will be found in excellent condition. Positioned at the rear of the building it has the added bonus of a south facing aspect affording the main rooms plenty of natural sunlight.

The main reception is open plan and has doors leading to the private balcony. The kitchen is fully fitted with a range of units including integrated appliances comprising washing machine, fridge freezer, hob and dishwasher.

The shower room is fitted with a large walk-in shower, vanity wash basin with storage under and wall hung WC. The bedroom has a built in wardrobe. Each flat has a private lockable storage cupboard on the second floor useful for festive decorations etc.

Furthermore the property has electric heating and is double glazed. The flat has one space within the car park at the rear. There are also visitor spaces. If more parking is required Lypiatt Court is within a residents parking zone of which permits maybe purchased from Gloucestershire County Council.

**THE LOCATION**

There are many local amenities all within easy reach which include the local neighbourhood of Tivoli, Montpellier Street and The Suffolk's. The Bath Road in Leckhampton is within a short level walk.

**TENURE & MANAGEMENT**

Leasehold with a share of freehold

Lease: 1000 years from 25.12.1974

Service Charge: £1680 for the year to 30.11.25

Ground Rent: Not collected

Managing Agents: Young & Gilling

**AGENTS NOTE**

All mains services except gas is available. The property will be sold chain free.

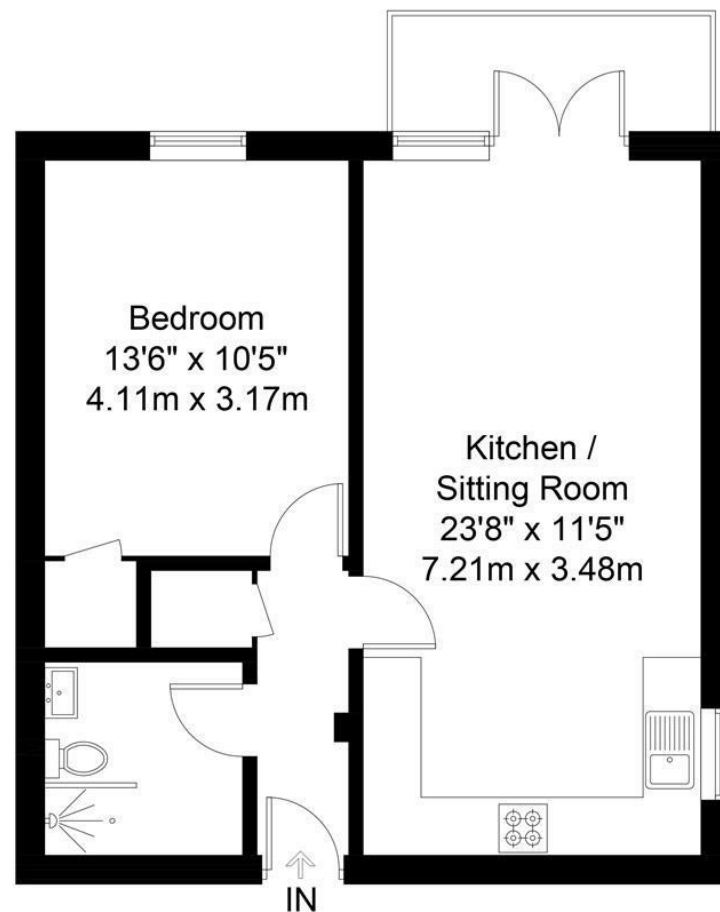
Not pets or short term lets (Airbnb) permitted.











Approximate Gross Internal Area = 531 sq ft / 49.3 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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**Tenure:** Leasehold  
**EPC:** E  
**Council Tax:** B  
**Area:** 531.00 sq ft  
**Property Ref:** 19379286

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