



Flat 7 Glenowen House, 19 Lansdown Road, Cheltenham GL50 2JA



This charming garden flat forms part of Glenowen House, a detached villa located in Lansdown within a short walking distance of Montpellier and central Cheltenham. Briefly the accommodation comprises, fitted kitchen with appliances, well-appointed shower room, lovely sitting room with double doors to a 63' south facing garden and two bedrooms. Allocated off street parking, behind electric gates.







This charming garden flat is located to the rear of Glenowen House and benefits from well-proportioned accommodation which is well presented throughout.

The front door opens into a modern fitted kitchen with Oak flooring and a good range of base units under Oak block surfaces. Fitted appliances include oven, microwave, hob, dishwasher and washing machine.

Inner hall with block wood flooring gives way to a large south facing sitting room with double doors accessing the garden, stone fire place with wood burning stove and Oak flooring.

The two bedrooms are a good size, the master located to the front of the property and the second to the rear. The shower room is well appointed with modern fittings and a large walk in shower.

Double doors from the sitting room open onto a private south facing terrace with a c.63'x19' enclosed garden beyond. Steps from the terrace lead up to a lawn with mature and ornamental shrub borders. The garden is enclosed by brick walling and wooden fencing.

To the bottom is a gate with a pathway leading to the allocated off street parking, behind electric gates.

This flat is well presented throughout with gas fired central heating to radiators, 10'6 tall ceilings and many pleasing features.

## Lease Details

Tenure: Leasehold with a share of the freehold.

Lease: 999 years commencing 24.06.1981. 955 years remaining.

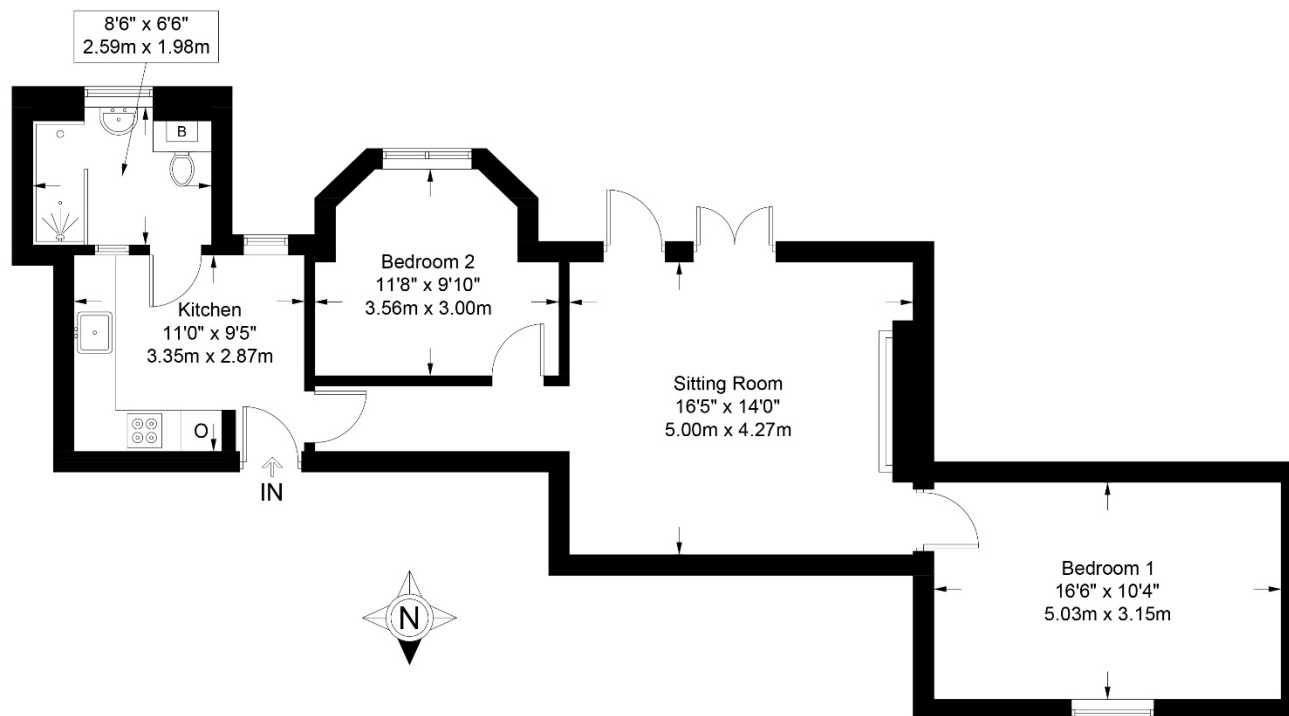
Service Charge: £2782.08 per annum.

Ground Rent: Not collected.

Managing Agents: Ash Property Management.



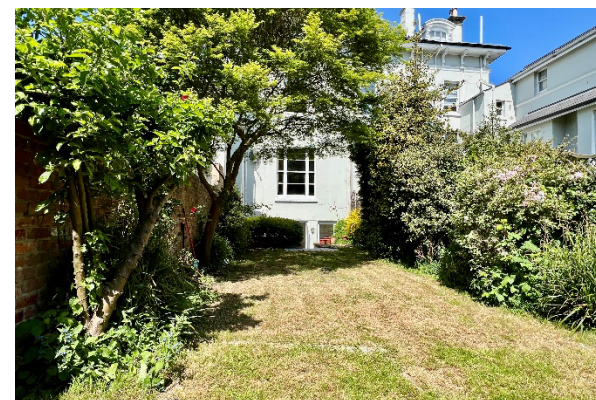




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Approximate Gross Internal Area 720 sq ft / 66.9 sq m

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.



## General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band C

EPC: D (56/77)

Parking: Allocated tandem car parking spaces accessed via electric gates off Lypiatt Drive.

Title Number: GR472456

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