



ZAFER CETINEL

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Lansdown Place, Cheltenham, GL50 2HX

£375,000

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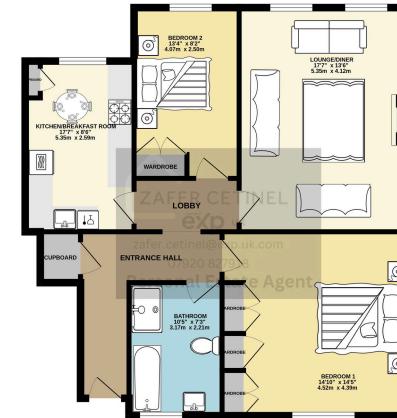


Spacious period apartment with a generous entrance hall, large living room with high ceilings, restored sash windows, antique oak parquet and bespoke mantle concealing broadband and power points. Immaculate kitchen with integrated appliances, reclaimed oak flooring and built-in storage. Luxurious four-piece bathroom with underfloor heating, Mandarin Stone tiles and premium fittings, plus a walk-in thermostatic shower. Two well-proportioned bedrooms with restored period details and built-in wardrobes. Upgraded heating system (Viessmann boiler, magnetic filtration, Stelrad radiators, TRV4 valves) and Nest thermostat. On-street parking and a charming communal front garden.





SECOND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements are approximate and should be used as a guide only. Prospective buyers and tenants are advised to make their own arrangements to verify the details.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B	81	
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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