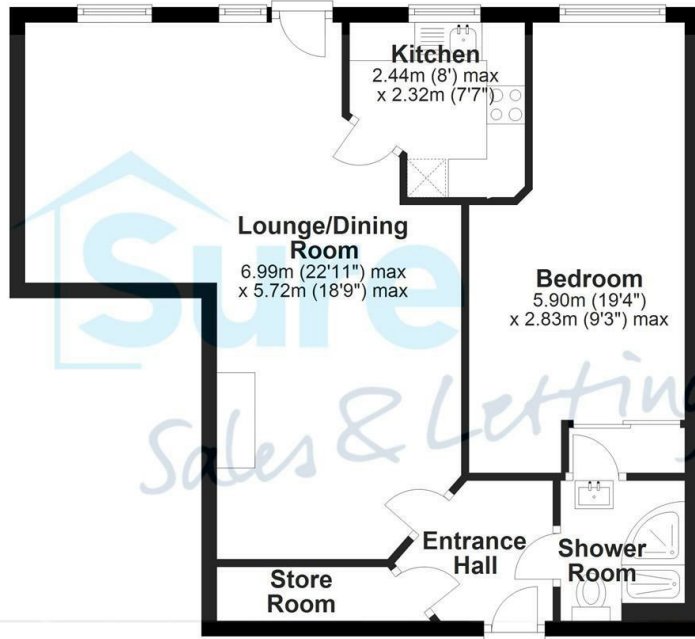




**APARTMENT 47 LEWIS CARROLL LODGE
NORTH PLACE
CHELTENHAM
GL50 4FH**

Ground Floor

Approx. 56.7 sq. metres (610.1 sq. feet)



Total area: approx. 56.7 sq. metres (610.1 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.





Leasehold

Cheltenham Borough Council D

Price £200,000

The accommodation is deceptively spacious accommodation and is very well presented and offers L shaped living/dining room (with Juliette balcony, fitted kitchen with appliances, double bedroom and bathroom.

The apartment also benefits from double glazing throughout, an energy efficient and low-carbon heating system and residents' parking.

Conveniently located on the edge of the Town Centre, the development is ideally placed to enjoy everything Cheltenham has to offer!

Managed by Churchill Estates Management, Lewis Carrol Lodge has an on site manager (5 days a week) who is available throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

There is a Guest Suite available - Price are available from the Lodge Manager.

Other security features include video entry system and sophisticated fire and smoke

Service charge (Year ending 30th November 2023): £2,599.93 per annum.

Ground rent: £575.00 per annum. To be reviewed in December 2025

Council Tax: Band D

999 year Lease commencing 2018

Please check regarding Pets with Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, Ground Source Heating for the apartment, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.







Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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