



# New Court, Lansdown Road, Cheltenham, GL50

£395,000

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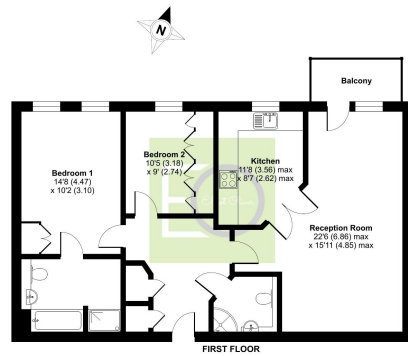
- Over 65's retirement property • Two bedrooms
- Large reception room • Modern kitchen
- Balcony • En-suite in main bedroom
- Fitted wardrobes in all bedrooms • Residents lounge and bar
- Beautiful communal gardens • Allocated parking space



A superb upper floor apartment within this popular New Court Development for over 65's. There are delightful views over the established gardens, with a French door leading to the balcony.



**New Court, Lansdown Road, Cheltenham, GL50**  
 Approximate Area = 664 sq ft / 82.1 sq m  
 For information only - not to scale



Energy Performance Certificate  
 This plan produced in accordance with NICE Property Measurement Standards incorporating  
 International Property Measurement Standards (IPMS) (Standard), 1st Edition 2024.  
 Prepared by Elliot Oliver Sales and Lettings Limited. REF: 1001227

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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