



Lawnswood Court, Wellington Square, Cheltenham, GL50

£340,000

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This beautifully presented three storey town house offers deceptive, spacious living accommodation to suit a wide variety of buyers, and is located in Lawnswood Court.

The property includes an inviting entrance hall, with a large double bedroom including fitted wardrobe space, luxurious fitted shower room that is tiled throughout, plus a utility cupboard.

To the first floor is a landing which overlooks the open plan living/dining room with modern kitchen area. It has an extensive range of glossy base units, with plenty of countertop space, and includes a wine fridge, built-in oven, electric hob and extractor hood and integrated appliances (Fridge/freeze and dishwasher). The top floor has a large double bedroom, complete with a stylish en-suite shower room.

Further benefits include secure underground parking (under main apartment development), double glazing and is warmed by electric heating.

Lawnswood Court is positioned off the desirable Wellington Square. It is a stones throw away from the Pittville Pump rooms and Pittville Park, with Cheltenham Racecourse a short distance walk. Cheltenham Town Centre has plenty to offer that includes bars, cafés, restaurants and a range of boutique shops.

EPC to follow

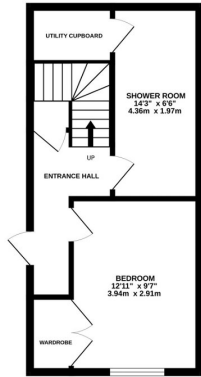
Leasehold

Years left on lease: 977 years

Annual service charge: £1,200 per annum (and a contribution to the reserve fund is currently £310 per annum)



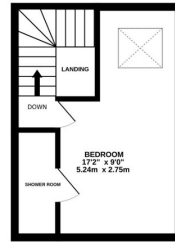
GROUND FLOOR
364 sq ft. (33.8 sq m.) approx.



1ST FLOOR
364 sq ft. (33.8 sq m.) approx.

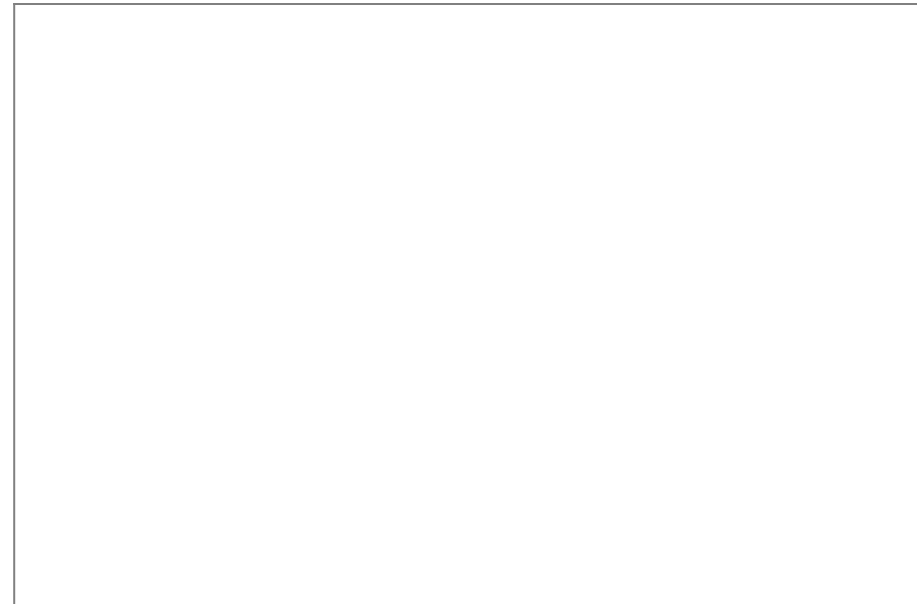


2ND FLOOR
231 sq ft. (21.5 sq m.) approx.



TOTAL FLOOR AREA - 959 sq ft. (88.1 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metrepro 12/2014

- Two double bedrooms
- Large open plan lounge/dining/kitchen
- En-suite in main bedroom
- Allocated Under-Croft Parking
- Close to Pittville Park
- Townhouse
- Utility cupboard
- Ample storage
- Communal Gardens



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