



Lansdown Crescent, Lansdown, Cheltenham GL50

Offers Over £190,000

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This top floor, one bedroom apartment is located in a beautiful grade two listed regency building with impressive views over Cheltenham. Comprising of: An entrance hall leading to modern kitchen with integrated appliances, generous double bedroom, tiled bathroom with shower over bath and large dining / living room. The property has sash windows throughout allowing plenty of natural light. Further benefiting from on road parking, communal gardens and offered to market chain free.

Agents Note: There is evidence of Japanese Knotweed (*Reynoutria japonica*) in the garden at the rear. This has been treated and we have insurance backed certification which is available to view upon request.

Council Tax Band: B

EPC Exempt

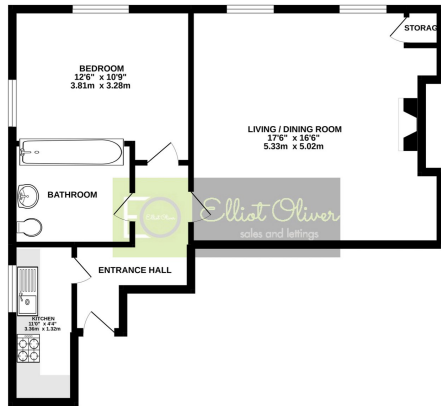
Share of Freehold

Years left on lease: 153 years

Service Charge: £182 per month

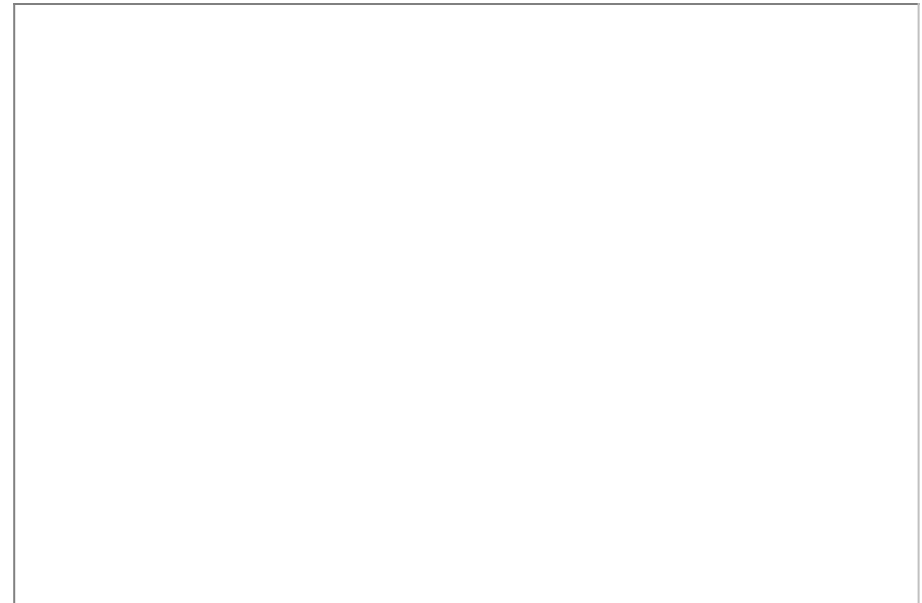
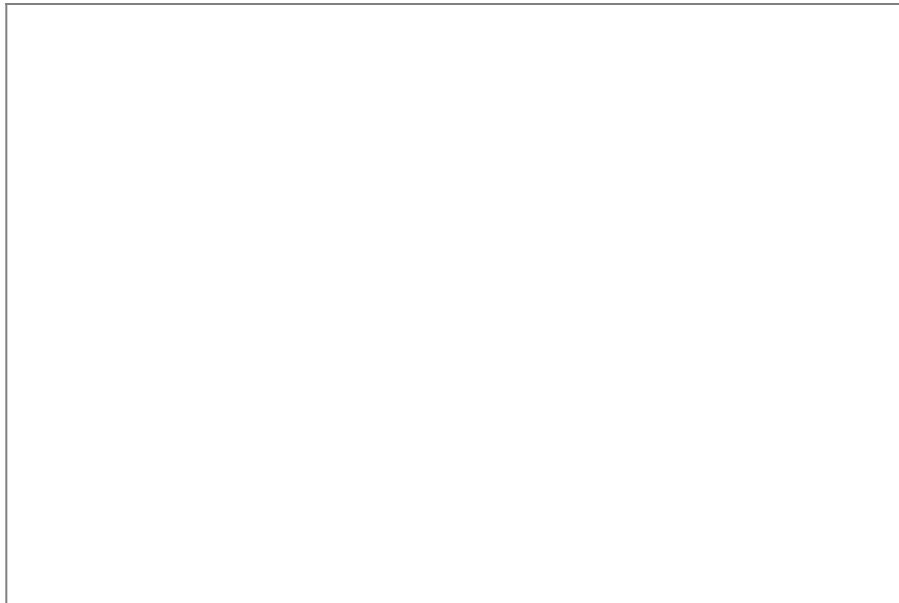


GROUND FLOOR
564 sq. ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 523sq. ft. (48.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of actual areas, volumes or other data from the development and its surroundings should be used for all planning and building purposes. The amount, location and appearance of any trees and other landscaping should be checked with the local planning authority.

- One Double Bedroom
- Regency Building
- Modern Kitchen with Integrated appliances
- Large Living / Dining Room
- On Road Parking
- Top Floor Apartment
- Chain Free
- Beautiful Views
- EPC Exempt
- Communal Garden



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