

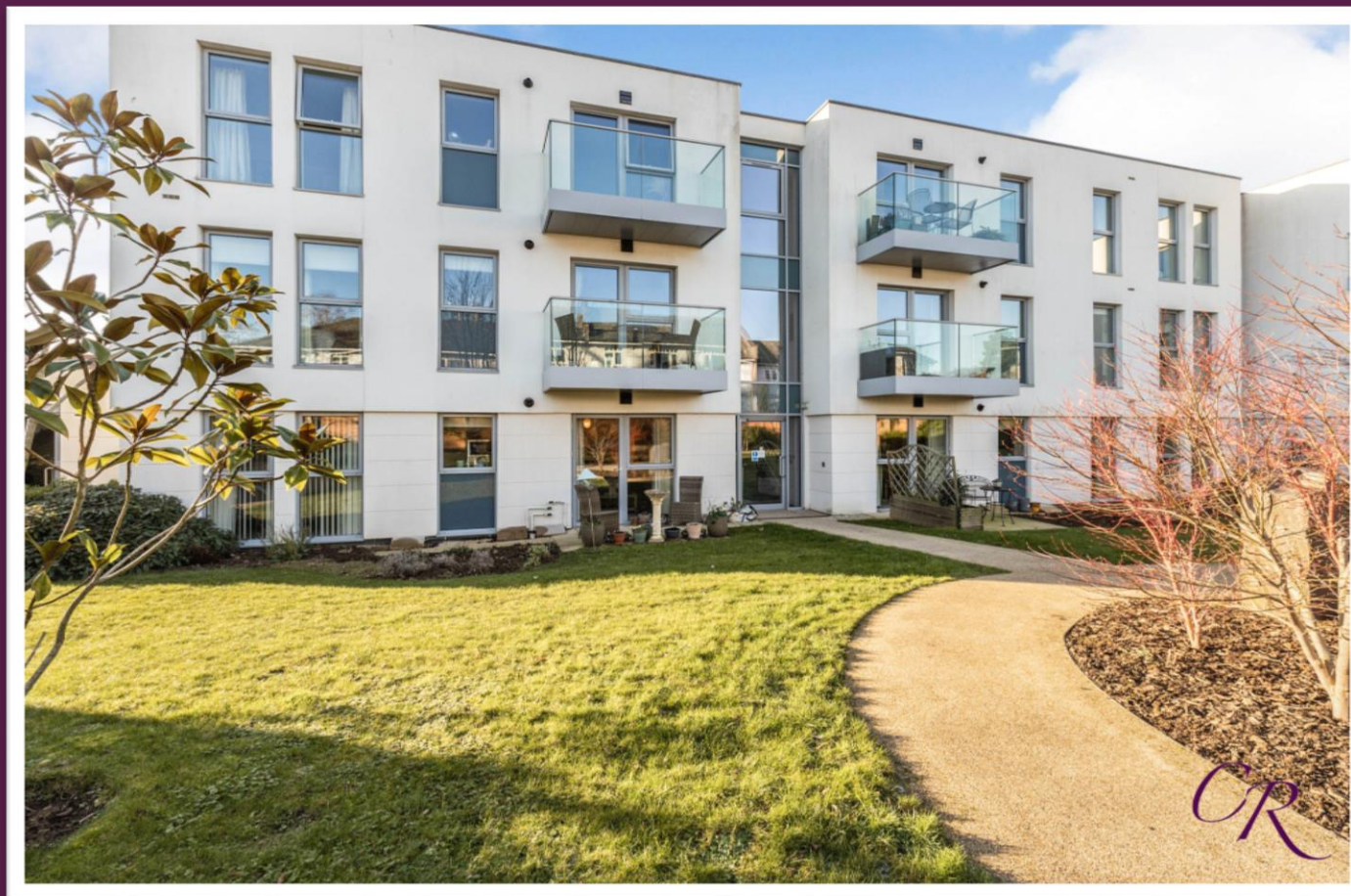
**CR**  
**COOK**  
Residential

01242 500 259

[www.cookresidential.co.uk](http://www.cookresidential.co.uk)



- NO ONWARD CHAIN
- OVER 65'S RETIREMENT APARTMENT
- 24 HOUR ESTATES MANAGEMENT TEAM
- EXTENSIVE RESIDENTS FACILITIES
- BEAUTIFULLY MANAGED COMMUNAL GARDENS
- CLOSE TO MONTPELLIER



Guide Price £200,000

**New Court,**  
**Lansdown Road**  
**GL50 2JG**

# New Court, Lansdown Road

This modern, purpose-built, one-bedroom apartment is situated within a beautifully kept retirement complex close to Montpellier.

The apartment offers a hallway where neutral carpeting flows through into the bedroom and reception room, and there are built-in storage cupboards. There is gas underfloor heating throughout the property.

The open-plan sitting-dining room has views of the communal gardens with a patio door leading out to a private terrace area.

From here, double doors open into the well-appointed kitchen that offers a range of fitted wall and base units with granite worktops and upstands, under cabinet lighting and an inset sink with a cut out drainer. Integrated Neff appliances include an electric hob with an extractor hood, oven, microwave, dishwasher, fridge freezer, and a washer drier.

The double bedroom again has views of the communal garden, which offers built-in double wardrobes.

The bathroom completes the accommodation and can be accessed directly from the bedroom or the hallway. There is non-slip porcelain tiled flooring, tiled walls, a heated towel rail, and a shaver point. A white suite comprises a bespoke low-level bath, a walk-in double shower enclosure, a vanity unit with an inset WC, a basin, and a mirrored light-up cabinet above.

New Court has a Grade II listed building to the front of the complex that exclusively offers residents a bar, restaurant, library, guest suite, and well-being suite. There is a non-resident 24 hour estates management team, careline pull cords, lifts to all floors and within a monthly service charge, homeowners are allocated one hour of domestic assistance per week (additional hours available at extra cost as well as laundry options).



*Passionate About Property...*

An allocated parking space can be rented subject to availability.

Tenure - Leasehold

Lease Length - 118 Years

Annual Ground Rent - £500

Annual Service Charge - £7627.44

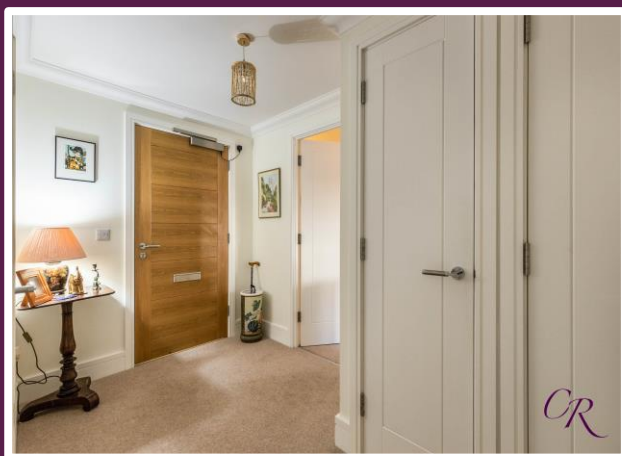
Service Charge Review Period -Yearly

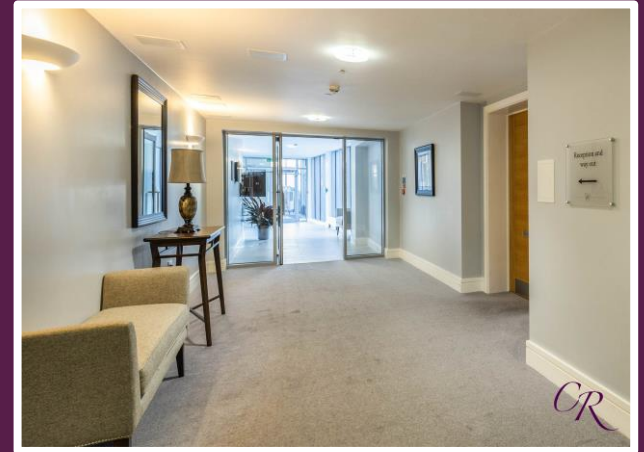
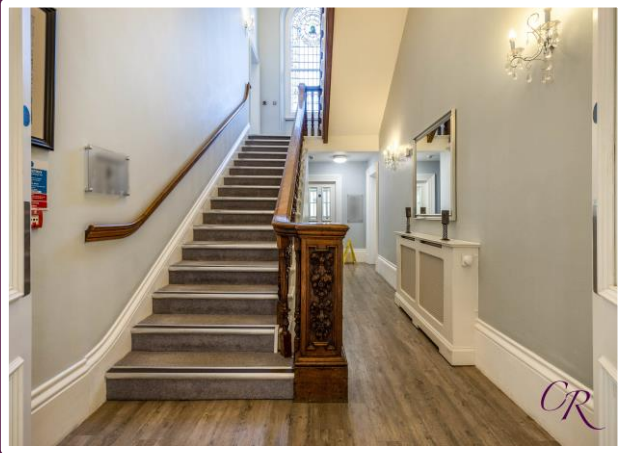
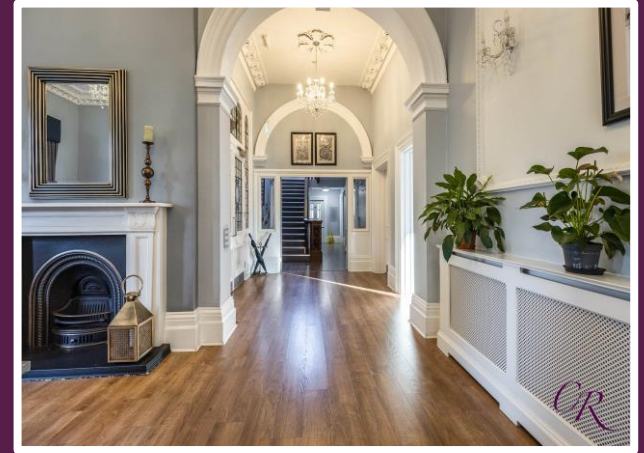
Council Tax - C

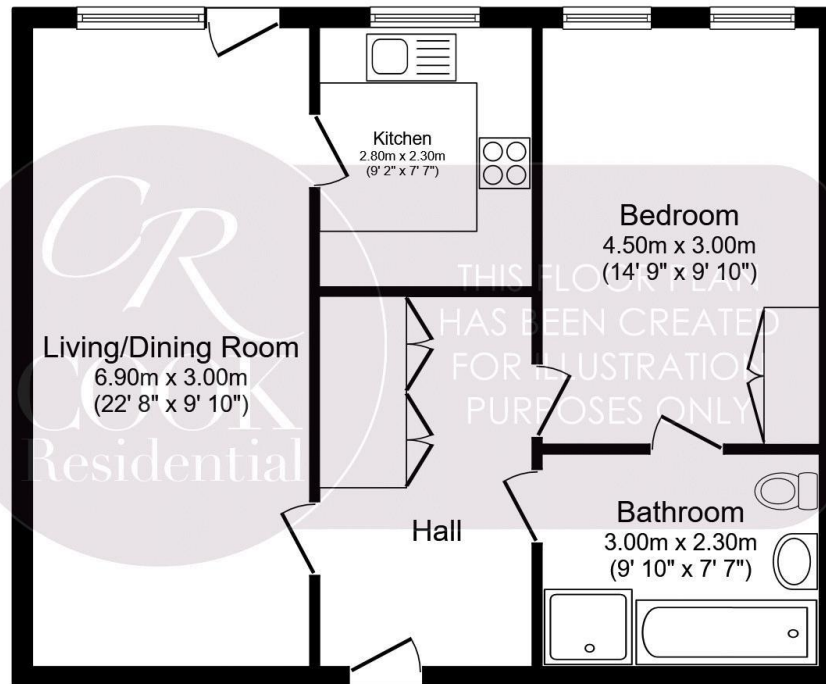
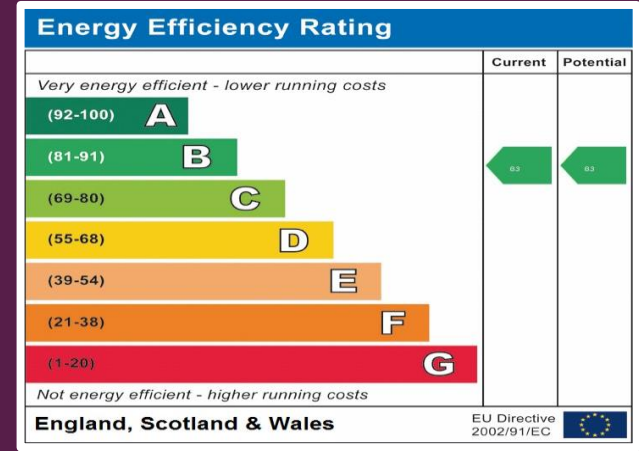
Montpellier encompasses vibrant Cheltenham, featuring a variety of independent outlets, including gift shops, boutiques, and other specialist retailers. Cheltenham offers easy access to the A40 and M5 motorway. The town is a beautiful Regency Spa, famous for its many festivals, including Literature, Music, Science, Jazz, and the legendary National Hunt racing festival, The Cheltenham Gold Cup.

All information regarding the property details, including a position on Leasehold, will be confirmed between vendor and purchaser solicitors.

*Passionate About Property...*







Total floor area 58.7 m<sup>2</sup> (631 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)