

CR
COOK
Residential

01242 500 259
www.cookresidential.co.uk



- STUDIO APARTMENT
- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED
- RENOVATED THROUGHOUT
- UPPER GROUND FLOOR
- FIRST COME FIRST SERVE PARKING

Guide Price £145,000

Lansdown Crescent, Cheltenham

GL50 2LF

Lansdown Crescent, Cheltenham

Cook Residential are pleased to bring to the market this newly renovated property in the sought after Grade II Listed Lansdown Crescent.

This studio apartment would make an ideal first-time or investment buy with its fantastic location within striking distance of Montpellier and the town centre.

The property offers a combined living & bedroom space, and everything is brand new and has never been lived in.

The brand-new fitted kitchen offers a range of wall and base units with wood effect worktops, tiled splashbacks and an inset sink and drainer with mixer tap.

The shower room offers a white suite comprising a walk in shower, WC and basin.

There is also first come first served parking available to the front of the building.

Tenure -Leasehold Lease Length - 125 years

Years Annual Service Charge - TBC

Service Charge Review Period -Yearly

Council Tax - A



Passionate About Property...

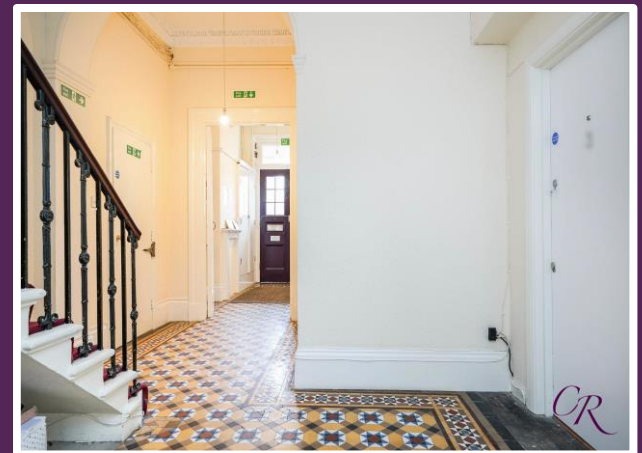
Lansdown is within easy reach of the vibrant Montpellier and Tivoli areas, where various independent outlets can be found, including gift shops, boutiques, cafes, bars, and restaurants. Cheltenham offers easy access to the A40 and M5 motorways and is equidistant from Bristol and Birmingham, with good north-south high-speed rail links.

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 its position on Leasehold, must be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

Agents Note: The Vendor of this property is the relative of a practicing Estate Agent, a Declaration to that effect is hereby made in accordance with Section 21 of the The Estate Agents Act

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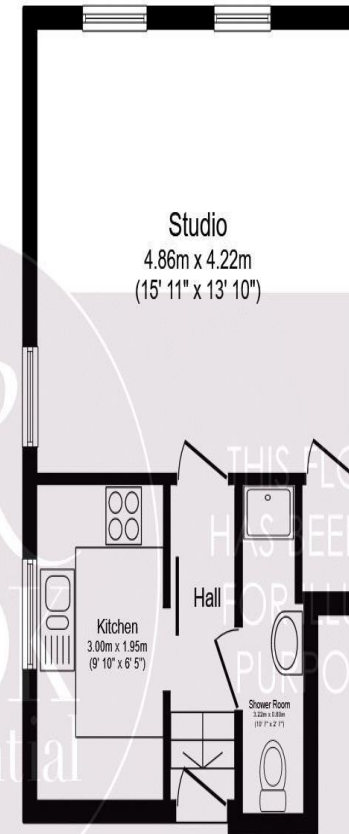
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BEST
 ESTATE AGENT GUIDE
 2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
A	91-100		
B	81-90		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - highest running costs			
England, Scotland & Wales			



Studio

Total floor area 34.2 sq.m. (368 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