

CR
COOK
Residential

01242 500 259

www.cookresidential.co.uk



- NO ONWARD CHAIN
- GRADE II LISTED BUILDING
- PRIVATE ENTRANCE
- IDEAL FIRST TIME OR INVESTMENT BUY
- OFF ROAD PARKING (FIRST COME FIRST SERVED)
- CLOSE TO MONTPELLIER AND THE TOWN CENTRE

Guide Price £155,000

Lansdown Place
Lansdown
GL50 2HX

Lansdown Place, Cheltenham

A ground floor apartment in a Grade II listed Regency Building benefiting from a private entrance. The accommodation comprises a bedroom, reception room, kitchen, and bathroom.

Upon entering, you are brought into the hallway, where tiled flooring flows into the kitchen and bathroom, and there is a useful built-in storage cupboard.

The kitchen offers a range of fitted wall and base units with granite effect worktops, tiled splashbacks and an inset stainless-steel sink and drainer with a mixer tap. There is space for freestanding appliances such as a cooker, a tall fridge freezer and a washing machine. Access from the kitchen leads to the reception room and the bedroom.

The reception room has grey carpeting that flows into the bedroom, picture rails and period-style cornicing.

The bedroom offers space for furniture and storage.

A bathroom completes the internal accommodation and offers a white suite comprising a bath with a separate shower over and glass screen, a low-level WC, and a basin.

To the front of the building, there are beautiful tree lined gardens and parking for the block on a first come, first serve basis. Additional parking is available on the rear road with a permit purchased through the council.



Passionate About Property...

The apartment is an ideal investment or first-time buy due to its proximity to the town centre, transport links and amenities. It further benefits from gas central heating and is brought to market with no onward chain.

Tenure -Leasehold with A Share of Freehold

Lease Length - TBC

Annual Service Charge - £857.34

Service Charge Review Period -TBC

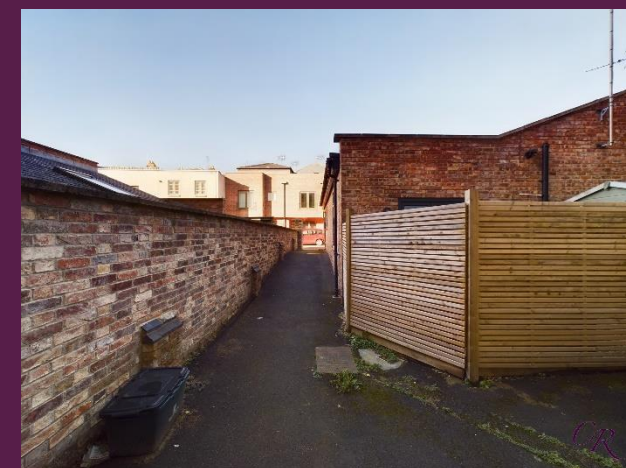
Council Tax - A

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.

Passionate About Property...



CR
COOK
 Residential

01242 500 259

www.cookresidential.co.uk



BEST
 ESTATE AGENT GUIDE
 2022

ESTAS
 ★★★★★
 AWARDS 2022
 BEST IN COUNTY
 SALES
 Cook Residential
 Gloucestershire

ESTAS
 ★★★★★
 ESTATE AGENT
 AWARDS 2022
 GOLD WINNER
 SOUTHERN
 (SOUTH, MIDLANDS, & EAST OF ENGLAND)
 Cook Residential

NO EPC REQUIRED
 (GRADE II LISTED PROPERTY)



Hallway
3'3" x 5'9"
1.01 x 1.76 m

Kitchen
8'0" x 8'9"
2.45 x 2.67 m

Bathroom
5'11" x 8'9"
1.82 x 2.67 m

Reception Room
13'2" x 10'7"
4.01 x 3.23 m
THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATIVE PURPOSES ONLY

Bedroom
13'3" x 7'7"
4.06 x 2.32 m

Approximate total area⁽¹⁾
 406.52 ft²
 37.77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360