



FLAT 4, 2 DOURO ROAD, CHELTENHAM, GLOUCESTERSHIRE, GL50 2PQ

**A VERY SPACIOUS TOP FLOOR APARTMENT SET WITHIN THIS NOTABLE VILLA IN LANSDOWN COMMANDING A FAR REACHING VIEW. IT OFFERS THREE BEDROOMS AND A LARGE RECEPTION ROOM OVERLOOKING THE GARDEN.**

**THE APARTMENT**

Douro Road is without doubt one of the most sought after premier addresses in Lansdown. The apartment is located on the second floor within this notable Grade II listed period villa and has been refurbished by the current vendor with the attention to detail notably high.

**ACCOMODATION**

On entering the apartment the hall provides access off to all rooms. The main reception room is L-shaped and is a lovely place to relax. Blessed with natural light and a view over the communal garden. It has a fireplace with inset living flame stove.

The kitchen is fitted with a range of units and space for free standing appliances and has a counter bar for socialising and dining.

**BEDROOMS**

There are 3 double bedrooms, 2 with fitted wardrobes, sharing a bright shower room. The principle bedroom has a very smart ensuite bathroom.

**OUTSIDE**

The apartment has allocated parking to the front of the building and full use of the walled communal garden.

**LEASEHOLD INFORMATION**

Tenure: Leasehold

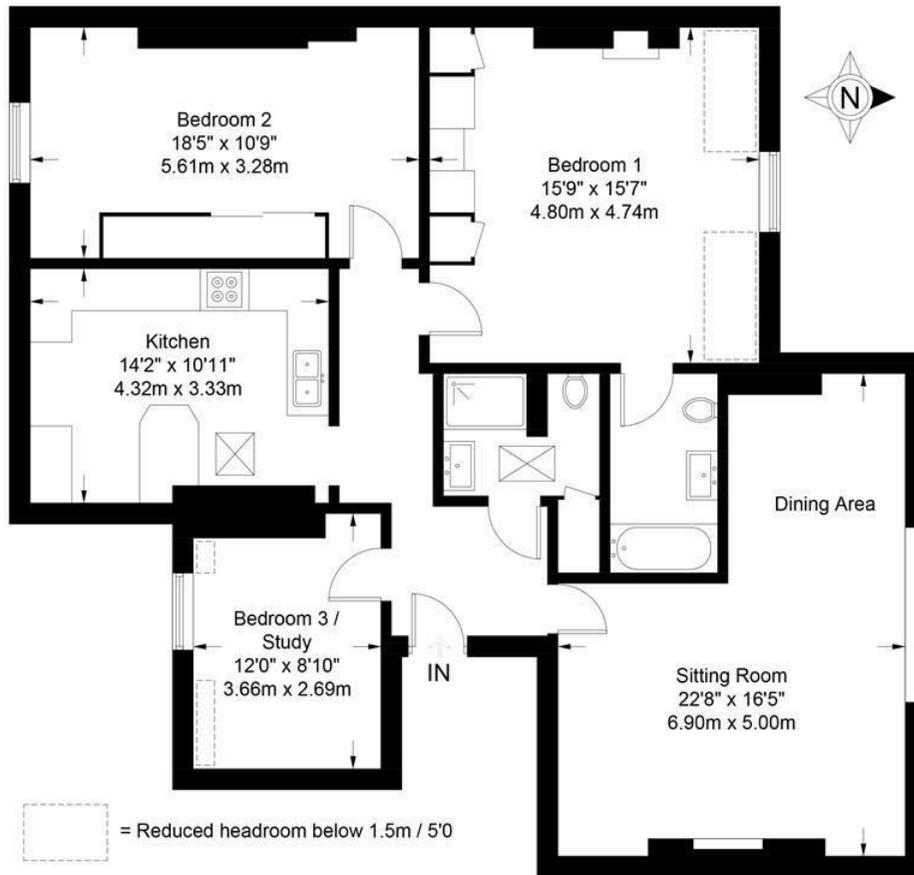
Lease: 125 years from 2024

Service Charge: £3154.48 p.a. for 2025/26.

Ground Rent: £100.00 p.a







Approximate Gross Internal Area = 1246 sq ft / 115.8 sq m

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EPC: Band E

Rating: 46

Council Tax: D

Area: 1248.00 sq ft

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