



Flat 3, Rutland Court, Douro Road, Lansdown, Cheltenham GL50 2PE

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Spacious and well-presented two bedroom second floor apartment in the sought-after Lansdown area, close to Cheltenham town centre and transport links. Featuring bright living space, balcony, parking, garage, and offered chain free.





Situated in the highly desirable Lansdown area of Cheltenham, this spacious and light-filled second floor apartment offers well-balanced accommodation within easy reach of the railway station, Montpellier, and the town centre.

Accessed via a clean and well-maintained communal staircase, the property opens into a welcoming entrance hall with useful storage cupboards.

The generous sitting room provides an excellent living and entertaining space, benefitting from dual windows and direct access to a south-facing balcony, ideal for enjoying natural light throughout the day.

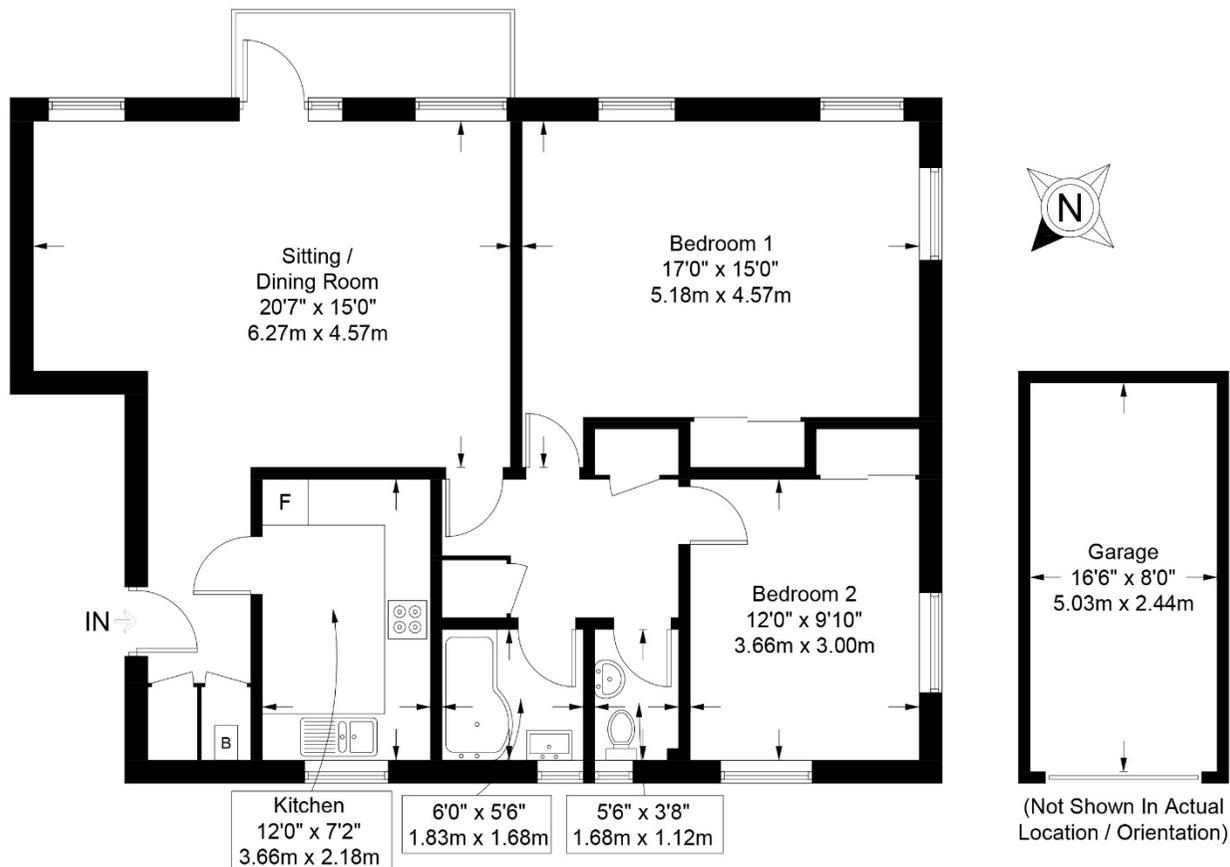
A modern, well-equipped kitchen sits just off the living area, complete with a range of fitted units and integrated appliances.

The property further comprises two well-proportioned double bedrooms, both with fitted wardrobes and dual aspects, along with a contemporary bathroom, separate WC, and additional utility storage.

Externally, residents enjoy attractive communal gardens, as well as the convenience of allocated parking, a garage, and secure storage.

Offered in excellent condition throughout, with double glazing and gas central heating, this superb apartment is available chain free, making it an ideal purchase for homeowners and investors alike.





## Lease Details

Tenure: Leasehold with a share of the freehold  
 Lease: 999 years commencing 1967.  
 Service Charge: £2,880 per annum  
 Ground Rent: Not collected.  
 Managing Agents: Cambray Property Management

## General

Services: All mains services are believed to be connected.  
 Local Authority; Cheltenham Borough Council.  
 Council Tax: Band C  
 EPC: D (64/78)  
 Parking: The property has an allocated car parking space and a garage.

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Approximate Gross Internal Area 958 sq ft / 89 sq m – excluding garage

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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48 Andover Road, Cheltenham GL50 2TL  
 Tel: 01242 241122  
 Email: [post@readmaurice.co.uk](mailto:post@readmaurice.co.uk)  
[www.readmaurice.co.uk](http://www.readmaurice.co.uk)