



ROSS BURBIDGE



@ ross.burbidge@exp.uk.com

 rossburbidge.exp.uk.com

 07792 512 628

Lansdown Road, Lansdown, Cheltenham, GL51

£160,000

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Please Quote: RB1393- Ross Burbidge. Forming part of an attractive Grade II listed Gothic villa, this beautifully presented and recently refurbished lower ground floor apartment offers well-proportioned accommodation, a private entrance and an allocated parking space.

The accommodation comprises an entrance hall, a modern shower room, a generous double bedroom and a comfortable living room opening into the fitted kitchen, creating a practical and sociable living space.

Outside, residents have access to a communal garden, while the property's convenient location provides easy access to Montpellier, Cheltenham town centre and Cheltenham railway station.

The apartment is currently vacant and would make an excellent first-time purchase, investment opportunity or convenient Cheltenham base. Further benefits include gas central heating, with a Worcester boiler installed in 2019, and no onward chain.

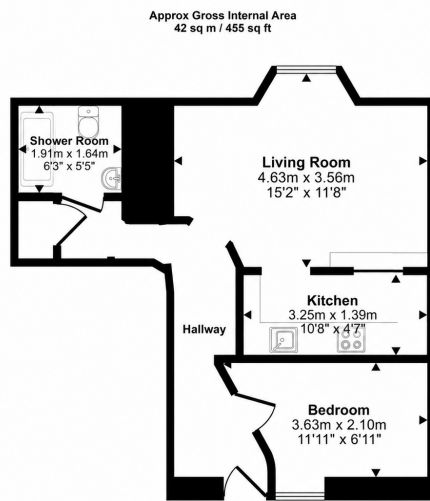
The property is offered with a share of the freehold and approximately 988 years remaining on the lease. There is no ground rent, and the service charge is approximately £120 per calendar month.

Tenure: Share of freehold

EPC Rating: C

Council Tax Band: A





- One Bedroom Apartment
- No Onward Chain
- Share Of Freehold
- Perfect First Time Purchase
- Communal Gardens
- Please Quote: RB1393- Ross Burbidge.
- Allocated Parking Space
- Gas Heating
- Walking Distance To The Town Centre
- Close To Train Station

