



DOMINIC DORE

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Thorncliffe Flats, Lansdown Road, Cheltenham, GL51

Guide Price £249,950

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Tucked away at the rear of the building, the apartment offers a fantastic blend of space, light, and practicality.

Step through the front door into a wide, welcoming entrance hall with two generous storage cupboards and a separate airing/storage cupboard—ideal for keeping things neat and organised.

The bright and airy 'L'-shaped living and dining room is a standout feature, complete with glazed oak double doors and direct access to a private balcony overlooking the well-maintained communal gardens.

The kitchen is smartly fitted with modern units and integrated appliances, making excellent use of the space. Both bedrooms are well proportioned, with the main bedroom benefitting from dual-aspect windows and built-in wardrobes. A contemporary bathroom features a three-piece suite including an electric shower-over-bath, WC, and wash basin with vanity unit.

The seller has recently installed Trust electric radiators (at an approximate cost of £4,000), which are covered by a long guarantee—offering modern, efficient heating with added peace of mind for the new owner.

Additional features include double glazing throughout and a garage located conveniently at the rear of the block. The development also offers unallocated residents' parking, available on a first-come, first-served basis.

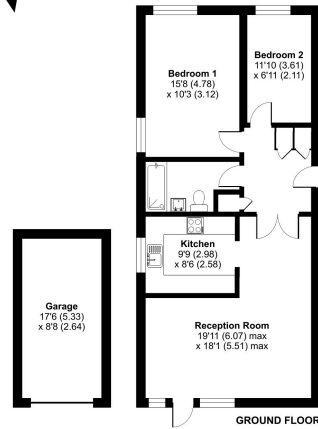
Residents have recently been granted Right to Manage, giving them greater control over the upkeep and running of the development. A new managing agent has just been appointed, with exciting plans already underway — a fantastic sign of a well-run and forward-thinking community.

Disclosure: This property is being marketed by Dominic Dore of Dominic Dore Powered by eXp, who is also a resident of the block and a director of the Right to Manage company responsible for managing the building. The seller is a fellow resident and director of the Right to Manage company.



Lansdown Road, Cheltenham, GL51

Approximate Area = 753 sq ft / 70 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 903 sq ft / 83.9 sq m
For identification only - Not to scale



Plan 986 included in accordance with 2012 Property Measurement Data Collection
Recognising International Property Measurement Standards (IPMS) Requirements
Produced for James Bain (Sole Agent) - REF: 1231623

- Two bedrooms
- Spacious living/dining room
- Private balcony with communal garden access
- Modern kitchen and bathroom
- Garage en bloc
- Newly fitted electric radiators
- Double glazed throughout
- Excellent location close to central Cheltenham
- Walking distance to Cheltenham Spa train station
- No onward chain



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	