

Ablington Lansdown Road, Cheltenham, GL51 6QB

Guide Price £230,000







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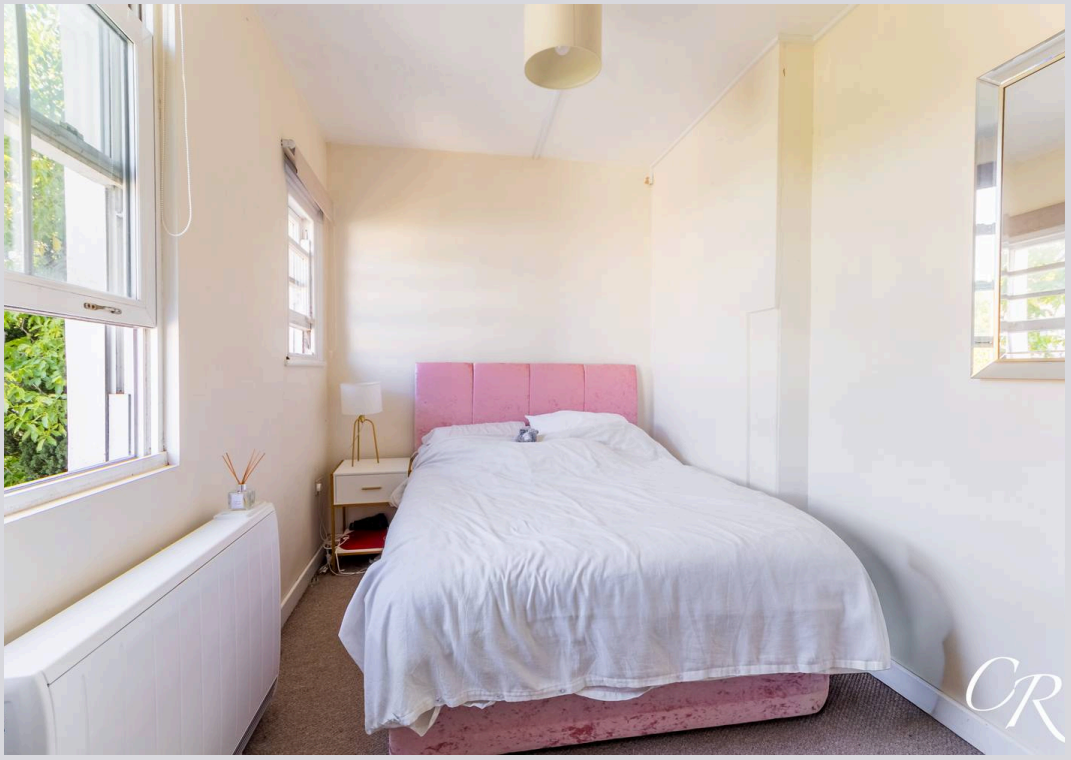
Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- No Onward Chain Subject To Vacant Possession
- Two bedroom Duplex Apartment
- Private Entrance
- Fantastic Location Close To The Town Centre and Montpellier
- Courtyard Garden
- Parking is Available on A First Come First Served Basis









Cook Residential is pleased to present this well-proportioned two-bedroom duplex apartment, offering accommodation arranged across two floors and benefiting from features rarely associated with apartment living, including its own private entrance, a private garden. The property offers a practical and versatile layout comprising a sitting/dining room, separate kitchen, conservatory and cloakroom on the ground floor, with two bedrooms and a shower room occupying the first floor. Offered with no onward chain, subject to vacant possession, the property also benefits from a particularly long lease with approximately 994 years remaining.

Private Entrance: Unlike many apartments, this flat enjoys its own independent entrance, providing a greater sense of privacy and leading directly into the ground-floor accommodation.

Entrance Hall: The entrance opens into a hallway providing access to the principal ground-floor rooms, the cloakroom and stairs rising to the first floor.

Sitting/Dining Room: A bright and versatile reception room providing ample space for both sitting and dining furniture. Wood-effect flooring continues throughout the room, while a rooflight introduces additional natural light. Doors open directly onto the private garden, creating an excellent connection between the indoor and outdoor living spaces.

Conservatory: Positioned overlooking the private garden, the conservatory provides a useful extension to the living accommodation. Extensive glazing and a glazed roof create a naturally bright space that could lend itself particularly well to use as a home office, reading room or additional seating area.

Kitchen: The separate kitchen is fitted with a range of wood-effect cabinetry complemented by contrasting work surfaces. There is an oven with hob and extractor above, a sink positioned beneath the windows and spaces for further appliances. Two windows provide plenty of natural light, while the cabinetry offers a good amount of storage and preparation space.

Cloakroom: Conveniently positioned on the ground floor, the cloakroom comprises a WC and wash hand basin set within a vanity unit, with a window providing natural light.

Landing: Stairs rise to the first-floor landing, which provides access to both bedrooms and the shower room.

Bedroom One: A well-proportioned principal double bedroom with windows to two aspects, allowing plenty of natural light into the room. There is ample space for a double bed alongside additional freestanding bedroom furniture.

Bedroom Two: A further well-proportioned bedroom featuring a large window providing excellent natural light. The room offers flexibility for use as a bedroom, guest room or home office depending on the purchaser's requirements.

Shower Room: The first-floor shower room comprises an enclosed shower, WC and wash hand basin, together with a heated towel rail.

Private Garden: A significant advantage of the property is its private garden, exclusively for the use of Flat 3. Predominantly paved for ease of maintenance, the garden provides plenty of space for outdoor seating and dining, while established planting and mature greenery create a pleasant and leafy setting. Direct access from the living accommodation further enhances the space and makes it ideal for relaxing or entertaining during the warmer months.

Parking: Parking is available on a first come first served basis.

Additional Details:

Tenure: Share of Freehold

Lease Length: Approximately 994 years remaining on the lease.

Service Charge: Approximately £1,342.44 per annum.

Location: Lansdown is one of Cheltenham's most desirable and established residential areas, ideally positioned for access to the fashionable districts of Montpellier and Tivoli as well as Cheltenham town centre. The area offers an excellent selection of independent shops, cafés, restaurants and amenities, while Cheltenham Spa railway station and major road links are also within convenient reach. The property's location provides an appealing balance of accessibility and residential living, making it well suited to professionals, downsizers and those seeking a Cheltenham base.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only

GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.

1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



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THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

TOTAL FLOOR AREA : 629 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.