



Lansdown Road

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Oakdene, Lansdown Road, Cheltenham, GL51 6PX

£159,950 Leasehold

A very well presented second floor, 2 bedroom, retirement apartment, close to Montpellier and regular bus routes.

NO ONWARD CHAIN APARTMENT • entrance hall • living/dining room • kitchen • 2 bedrooms • 2 bath/shower rooms • double glazing • electric heating • residents & visitor parking • communal gardens • residents lounge • security entry phone system • warden assisted

Description

A very well maintained, well presented purpose built, over 60s retirement apartment. The accommodation includes a secure communal entrance, entrance hall, a generous living/dining room with feature fireplace, a kitchen with a range of appliances, 2 good size bedrooms, and 2 bath/shower rooms, the master bedroom with en suite. Outside, there are well tended communal gardens and residents/visitor parking. The apartment further benefits from electric heating, double glazing, and a residents lounge.





Situation

A premier, central location situated in the heart of Montpellier, yards from the fashionable bars, restaurants, boutiques, and parks. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals.

Further Information:

Lease 99 years from 1989.

Service Charge Approx. £3301.92 per year.

Freeholder Sanctuary Housing Association.

Local Authority Cheltenham Borough Council.

Tax Band D.

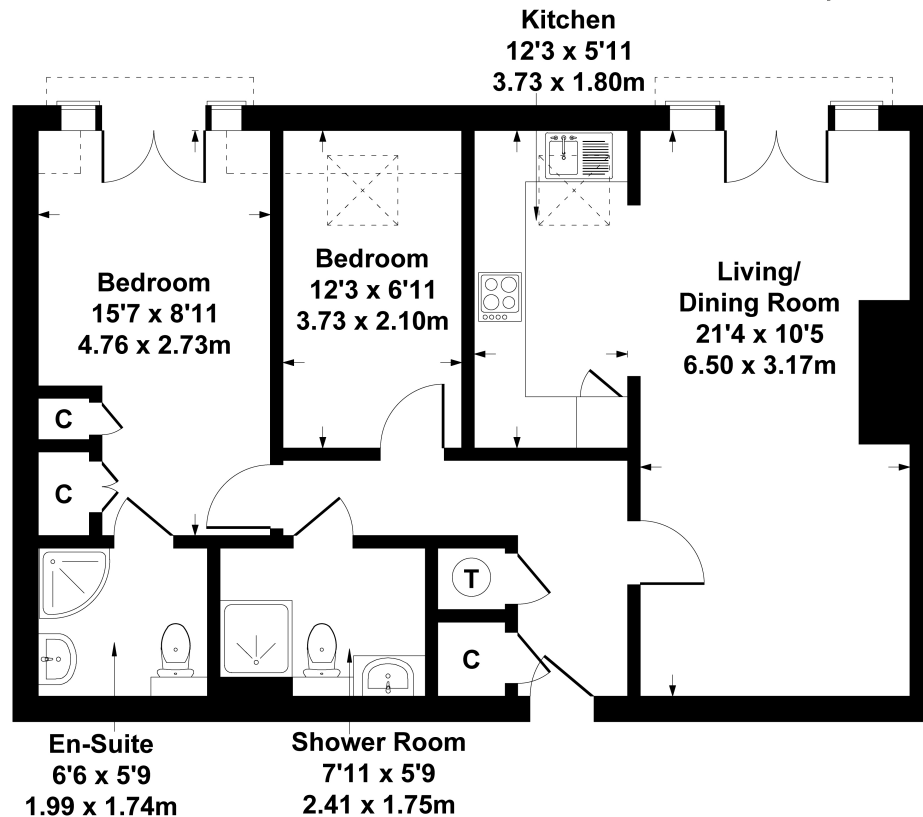
Electricity Mains. **Water** Mains. **Sewerage** Mains.

Heating Electric.

Purchasers should carry out their own investigations regarding the suitability of these services.

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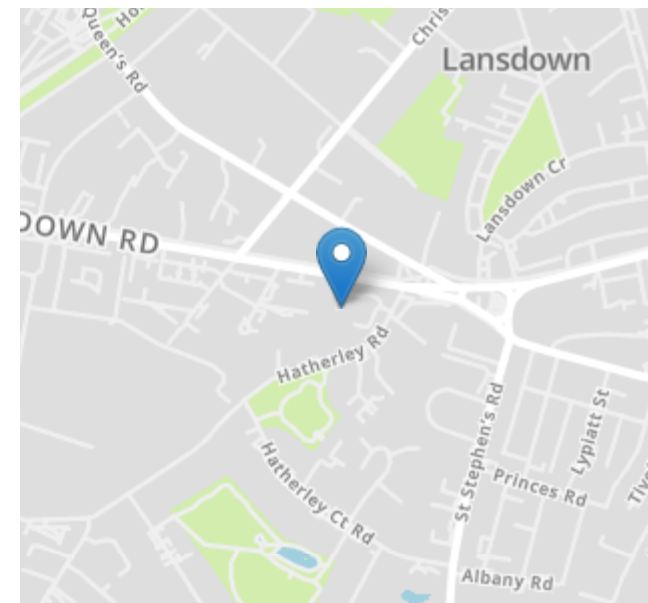
Approximate Gross Internal Area
House : 732 sq ft - 68 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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