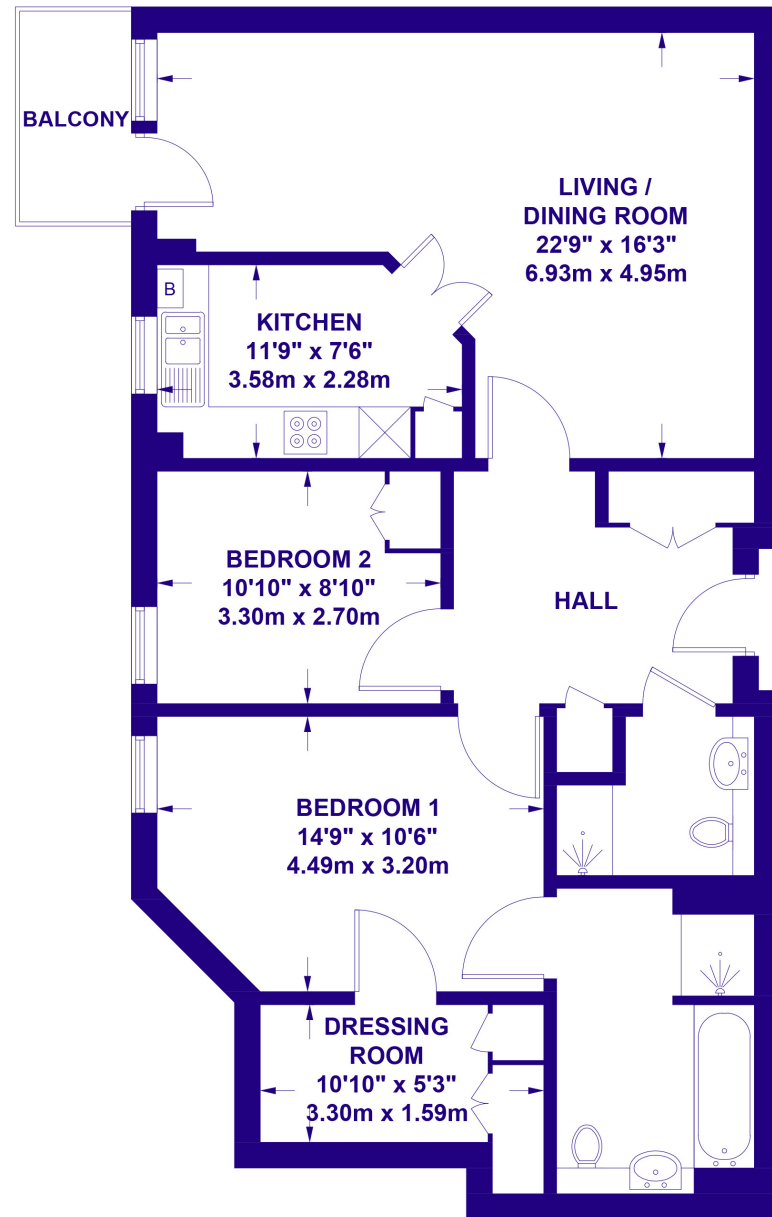


Approximate Gross Internal Area = 88.4 sq m / 951 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Errington Smith Sales & Lettings

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- f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
- g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



**New Court Apartment 47, Lansdown Road, Cheltenham, Gloucestershire GL50 2JG**

A delightfully well presented two bedroom second floor apartment, with a bathroom, a shower room and an off road parking space, forming part of an exclusive development for the over 65's with a 24 hour concierge service available.



## New Court Apartment 47, Lansdown Road, Cheltenham, Gloucestershire GL50 2JG

A delightfully well presented two bedroom second floor apartment, with a bathroom, a shower room and an off road parking space, forming part of an exclusive development for the over 65's with a 24 hour concierge service available. Its splendid accommodation comprises in brief an entrance hall with storage cupboards, a wonderfully sunny living/dining room with access to a splendid southerly facing balcony with distant hillside views, a modern fitted kitchen with integrated appliances, two bedrooms including the principal bedroom with a dressing room and a luxurious en-suite bathroom, offering both a bath and shower cubicle, and a separate shower room. This truly remarkable development has large beautifully landscaped communal gardens with sitting areas and extensive facilities including a bar, restaurant, library, a wellbeing room, a guest suite, a mobility buggy store and visitor parking spaces. There is also the option of on-site staff who can be employed to undertake a variety of roles, including cleaning, with one hour per week included in the service charge. Additional benefits of this fine apartment include gas fired central heating and an allocated parking space accessed via electronically operated gates. External photographs are for reference and do not show main elevation of the apartment. Council tax band D. Lease 117 years remaining. Current ground rent £500 per annum. (reviewed every 15 years with next review due in 2031). Current service charge £10,705.92 per annum (reviewed annually with next review due in April 2024).



### Directions

Leave Cheltenham via the Promenade and at the roundabout turn right onto Lansdown Road. New Court can be found on the left hand side.

### Price:

£475,000

### Tenure:

Leasehold

### Contact:

Nigel Errington-Smith

