



Lansdown Road



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New Court, Lansdown Road, Cheltenham, GL50 2JG

£220,000 Leasehold

A luxurious double bedroom, retirement apartment, located within this handsome Grade II listed building with resident's parking.

OVER 65s DEVELOPMENT • entrance hall • living /dining room • modern kitchen • bedroom • bathroom • lift access • residents parking • beautifully tended communal gardens • no onward chain

Description

An immaculately presented double bedroom, lower ground floor, apartment, offered for sale with no onward chain. Situated in this prestigious development for over 65s, this apartment offers contemporary living space throughout, located within the fashionable Montpellier district of Cheltenham, close to the town centre with all its excellent amenities. The beautifully presented accommodation includes a reception hall, living/dining room with southfacing window giving views onto the landscaped communal gardens, a thoughtfully designed and fully integrated modern kitchen, bedroom with Hammonds fitted wardrobes, and a stylish bathroom with separate shower cubicle. Externally, the manicured communal gardens have well stocked borders offering a wonderful display of flowers, trees and shrubs throughout the year. Further benefits include a resident's parking space.

Further Information:

Lease 125 years from 2016. **Service Charge** £724.51 per month (reviewed annually). **Ground Rent** £500 per annum. **Freeholder** Sanctuary Housing Association. **Management Company** Sanctuary Housing Association. **Local Authority** Cheltenham Borough Council. **Tax Band** C. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Not Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



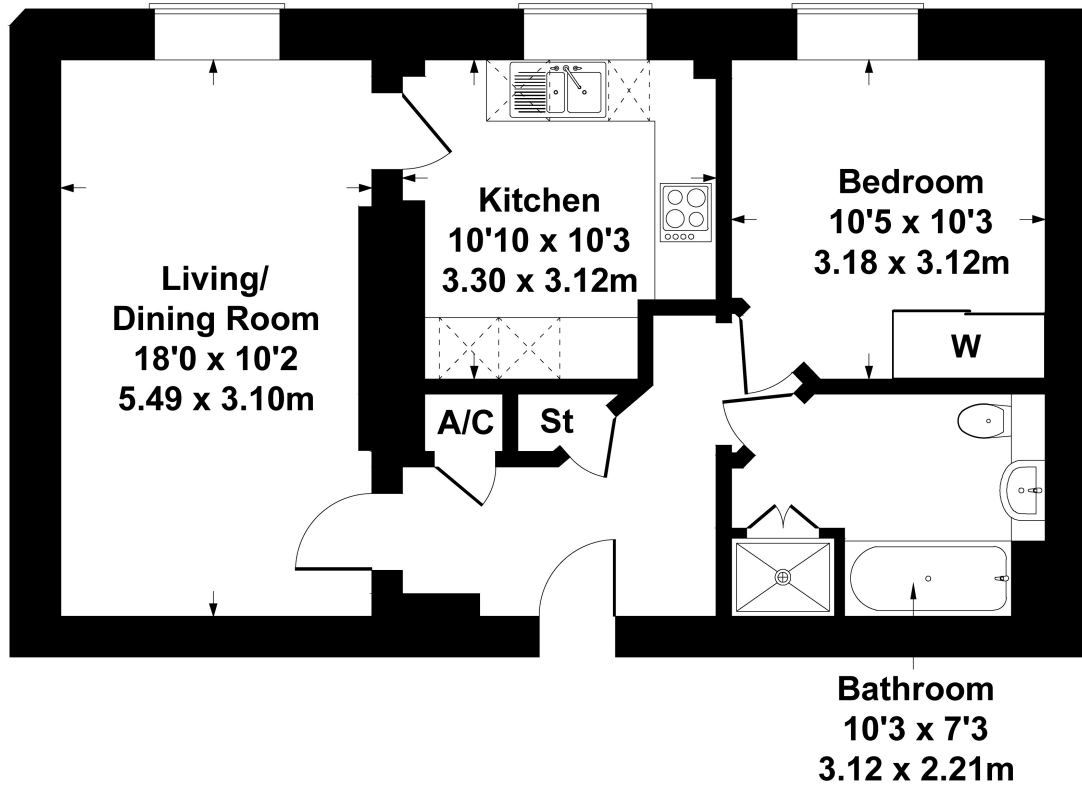


Situation

A premier, central location 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.

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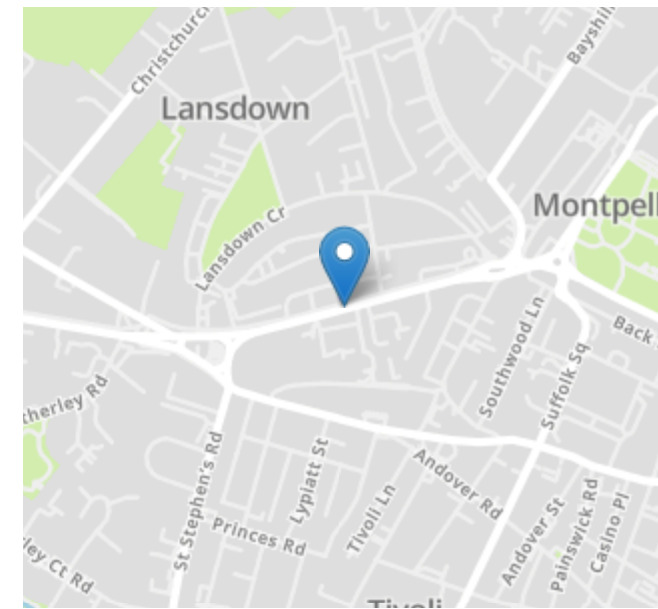
Approximate Gross Internal Area
584 sq ft - 54 sq m



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		
(55-68) D	63	63
(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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