



Lansdown Road

 Nick  
**GRIFFITH**  
ESTATE AGENTS



# Lansdown Road

Oakdene, Lansdown Road, Cheltenham, GL51 6PX

£165,000

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

NO ONWARD CHAIN APARTMENT • entrance hall • living/dining room • refitted 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 presented purpose built, over 60's, retirement apartment which has been upgraded in recent years. The accommodation includes a secure communal entrance, entrance hall, a generous living/dining room with feature fireplace, a refitted kitchen with a range of appliances, 2 good size bedrooms, and 2 bath/shower rooms, the master bedroom with en suite and fitted wardrobes. 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 (THIS WILL BE EXTENDED BY THE CURRENT OWNERS DURING THE CONVEYANCING PROCESS).

**Service Charge** Approx. £850.00 per quarter.

**Freeholder** Sanctuary Housing Association.

**Local Authority** Cheltenham Borough Council.

**Tax Band** D.

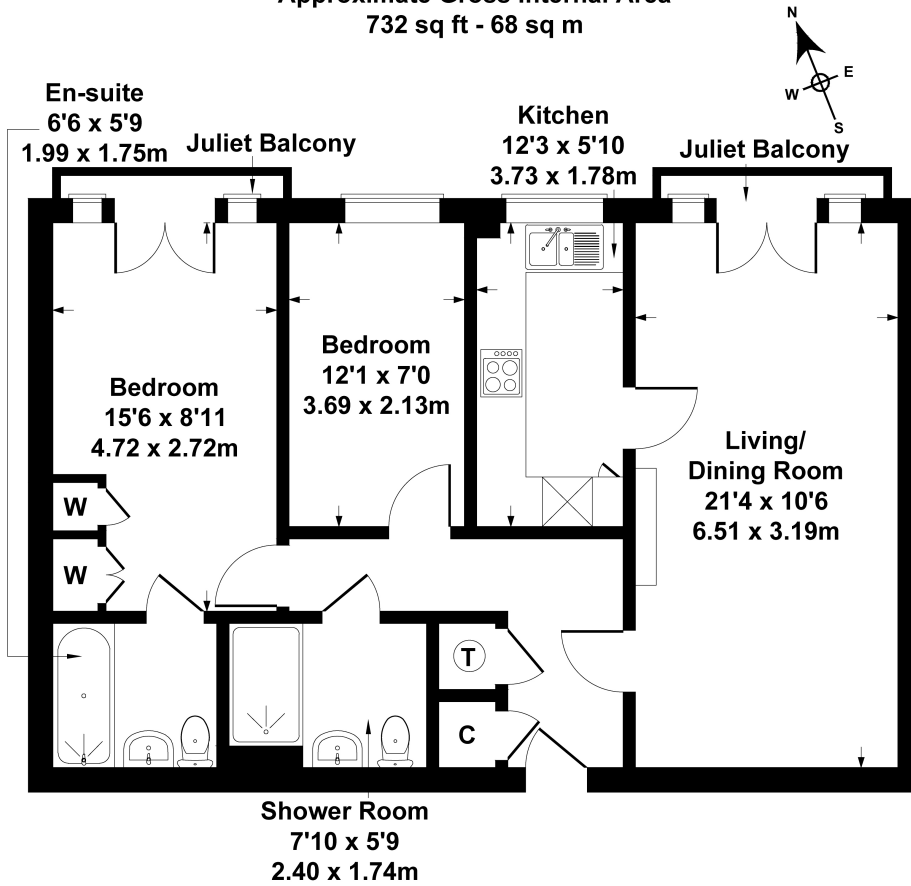
**Electricity** Mains. **Water** Mains. **Sewerage** Mains.

**Heating** Electric.

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

# 12 Oakdene

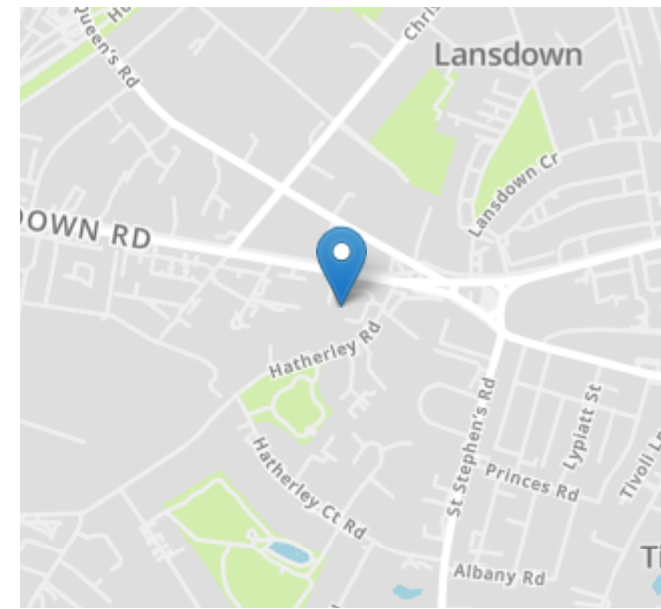
Approximate Gross Internal Area  
732 sq ft - 68 sq m



### 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. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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