



Lansdown Road



# Lansdown Road

New Court, Lansdown Road, Cheltenham, GL50 2JG

£485,000 Leasehold

**A wonderful 2 double bedroom apartment with access to an impressive south facing balcony, situated within this popular over 65s development.**

OVER 65s DEVELOPMENT • welcoming reception hallway • living/dining room • modern kitchen • 2 double bedrooms • en-suite dressing room • en-suite bathroom • shower room • access to south facing balcony • allocated parking and visitors' parking • passenger lift • underfloor heating throughout • residents lounge and bar • wonderful communal grounds • no onward chain

## Description

A wonderful opportunity to purchase this second floor 2 bedroom apartment, within the prestigious New Court development for over 65s. This modern apartment is located in the Montpellier district of Cheltenham, close to the town centre with all its excellent amenities, offering stylish, contemporary living. The generous accommodation includes a welcoming reception hallway, a lovely living/dining room with access to a sunny balcony with impressive far reaching views towards Leckhampton Hill, a well equipped kitchen with quality integrated appliances and worktop space, modern shower room, and 2 double bedrooms, the principal bedroom having a luxurious suite with its own bathroom and dressing room providing plenty of wardrobe space. Externally, there is one allocated parking space and meticulously maintained communal grounds. New Court offers two stunning aspects. A beautifully restored Grade II former manor house featuring a bar, restaurant, library, and wellbeing suite exclusively for homeowners, and there's the modern rear wing which houses the apartments. Residents can also rely on the 24 hour concierge service for comfort and security.





## 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, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

### Further Information:

**Lease** 125 years as of 2016.

**Service Charge** £945.32 per month (reviewed annually).

**Ground Rent** £500.00 per annum.

**Freeholder & Management Company** Sanctuary Housing Association.

**Local Authority** Cheltenham Borough Council.

**Tax Band** D.

**Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas underfloor heating.

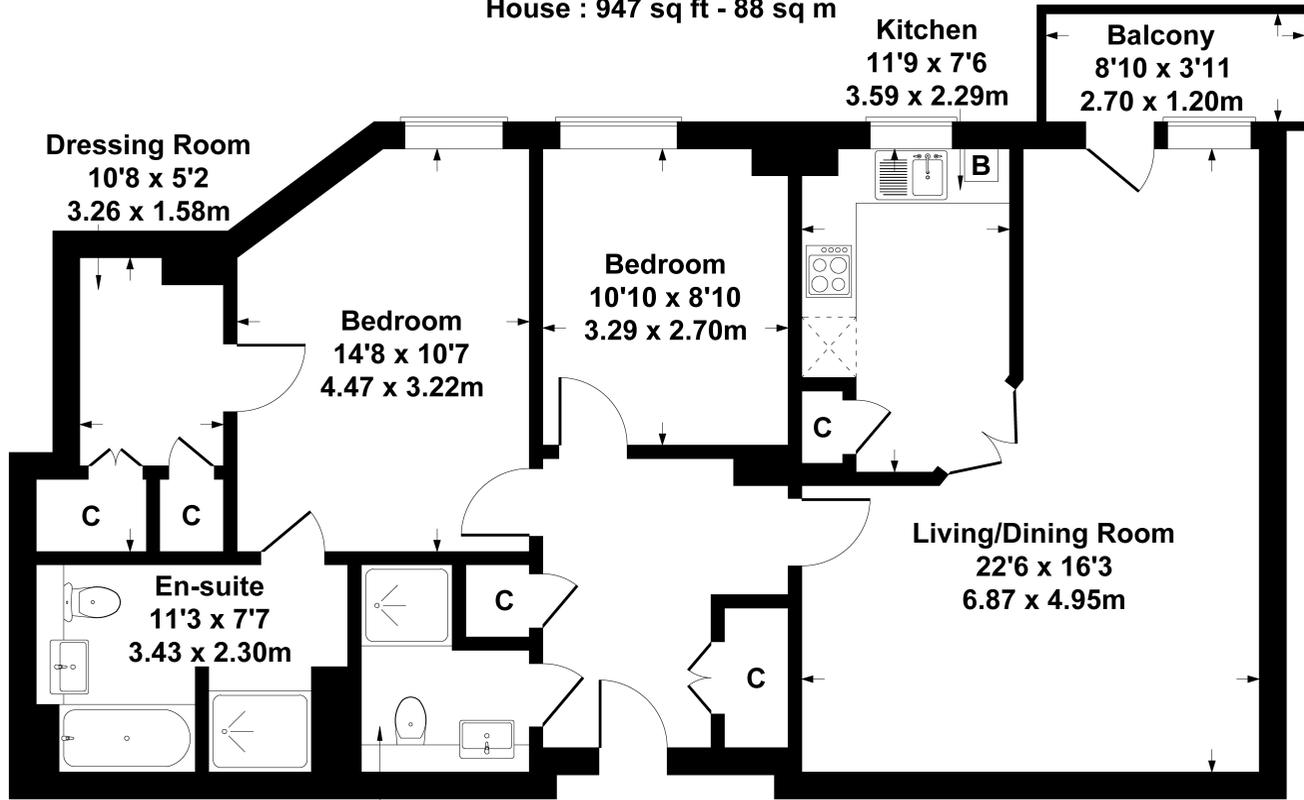
**Broadband** Connected but currently not in use.

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

**AGENTS NOTE** When the property is sold, the vendor is required to pay a fee to the New Court Homeowner account. Please contact the office for further information.

# 43 New Court

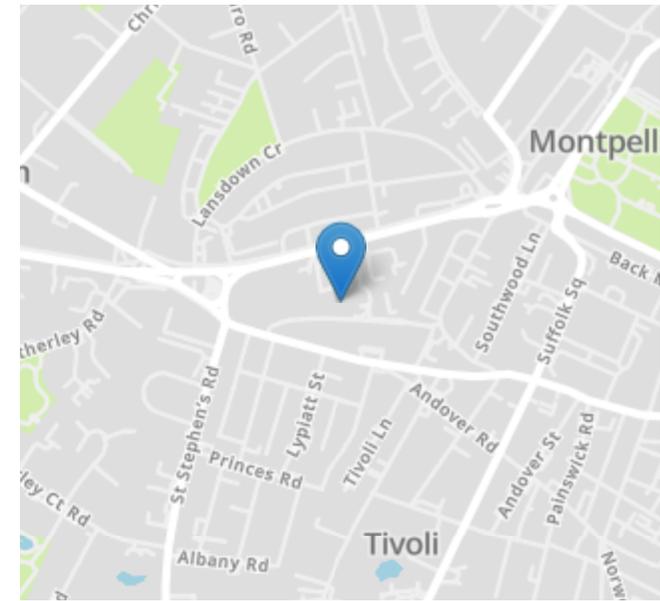
Approximate Gross Internal Area  
House : 947 sq ft - 88 sq m



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. 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	87
(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		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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