



NEW COURT

Lansdown Road



# Lansdown Road

New Court, Lansdown Road, Cheltenham, GL50 2JG

£195,000 Leasehold

A luxury ground floor 1 bedroom apartment with access to a west facing sun terrace and secure allocated parking, located within the popular New Court Development, exclusive for over 65s.

ALLOCATED PARKING & VISITORS PARKING • over 65s development • luxury apartment • reception hall • living/dining room • kitchen • double bedroom • dressing room • jack & jill shower/bathroom • exclusive use of sun terrace • lift access to all floors • underfloor heating

## Description

A beautifully presented double bedroom ground floor apartment, situated within this prestigious development for the over 65s. This modern apartment is located within the Montpellier district of Cheltenham, close to the town centre with all its excellent amenities, and offers stylish, contemporary living throughout. The accommodation includes a reception hall; living/dining room with door leading to the west facing sun terrace; an attractive, well equipped kitchen with quality integrated appliances and worktop space; and a double bedroom with dressing room and door leading to the four piece 'Jack & Jill' shower/bathroom. Externally, there are beautiful manicured communal grounds, and an allocated parking space for number 11 in a secure gated car park. 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.

**Fee payable upon sale:** A fee is payable upon the future sale of the property. This is calculated at 0.6% of the original purchase price for each year of ownership, up to a maximum of 9% after 15 years. For example, if the owner lived in the apartment for 4 years, the fee would be 2.4%. This fee goes directly into the New Court Homeowner Account and is used for the long-term lifecycle and upkeep of New Court.





### Situation

A premier central location in the heart of Montpellier, yards from the fashionable bars, restaurants, boutiques, and parks. There is also easy access to both Cheltenham and Gloucester from the bus stop directly outside New Court. 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 from April 2016.

**Service Charge** £814.18 per month (reviewed annually).

**Ground Rent** £500 per annum.

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

**Short Term Lets** No. **Pets** No.

**Local Authority** Cheltenham Borough Council.

**Tax Band** C.

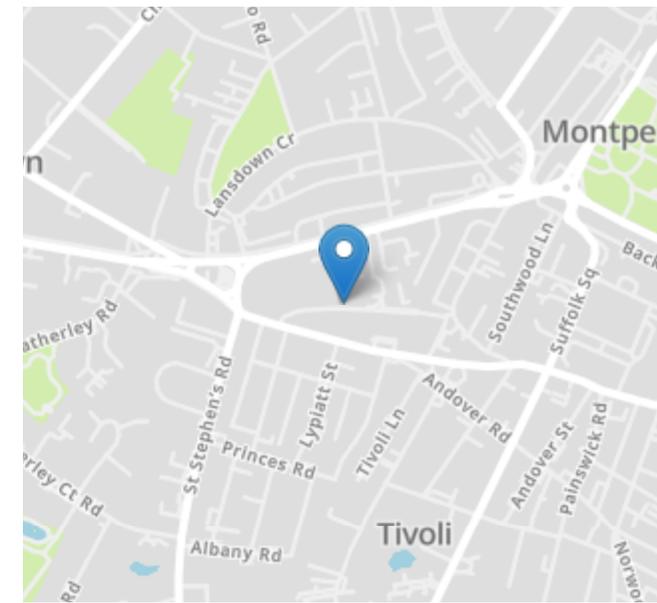
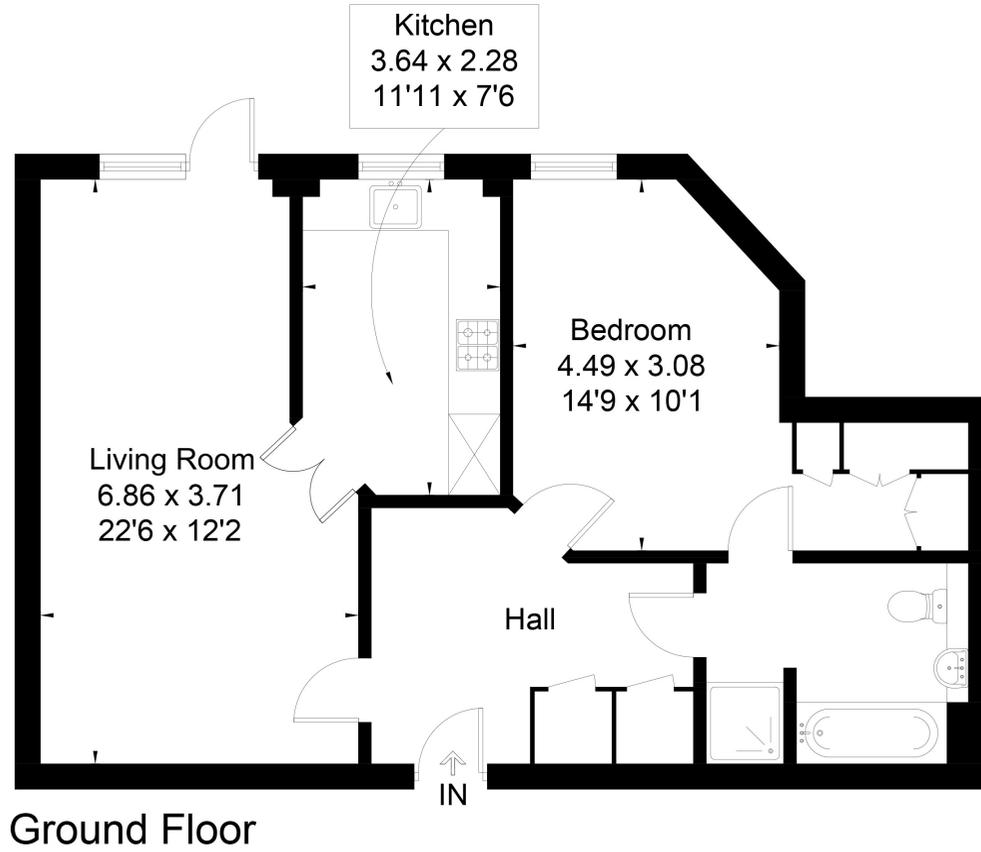
**Electricity** Mains. **Water** Mains. **Sewerage** Mains.

**Heating** Gas Central & Underfloor Heating.

**Broadband** Connected to New Court (access via Wi-fi).

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

Approximate Floor Area = 67.1 sq m / 722 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(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	

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105591

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.