



Lansdown Road



# Lansdown Road

New Court, Lansdown Road, Cheltenham, GL50 2JG

£230,000 Leasehold

**A luxurious, first floor apartment with west facing balcony, located within the popular New Court Development, exclusive for over 65s.**

BEAUTIFULLY PRESENTED • over 65s development • 22' living/dining room • fitted kitchen • double bedroom • "Jack & Jill" shower/bathroom • west facing balcony • communal gardens • lift access to all floors • gas central heating & double glazing • no onward chain

## Description

An immaculately presented, double bedroom, first floor apartment offered for sale with no onward chain. Situated in this prestigious development for the over 65s, this light and airy 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 accommodation includes a reception hall; living/dining room with door leading to the west facing glazed balcony; a stylish, well equipped kitchen with matching units and quality 'Neff' integrated appliances; and a double bedroom with 2 double built-in wardrobes and a door leading to the four piece 'Jack & Jill' shower/bathroom. Externally, the communal gardens are beautifully tended with well stocked borders offering a display of flowers, trees and shrubs. Cheltenham Borough Council Tax Band D; Service Charge - £724.51 per month; Ground Rent - £500 per annum; Lease - 125 years as of 2016; Freehold owned by Sanctuary Housing.

New Court offers two stunning aspects. A modern rear wing which houses the apartments, and a beautifully restored Grade II former manor house featuring a bar, restaurant, library, and wellbeing suite exclusively for homeowners. Residents can also rely on the 24 hour concierge service for comfort.





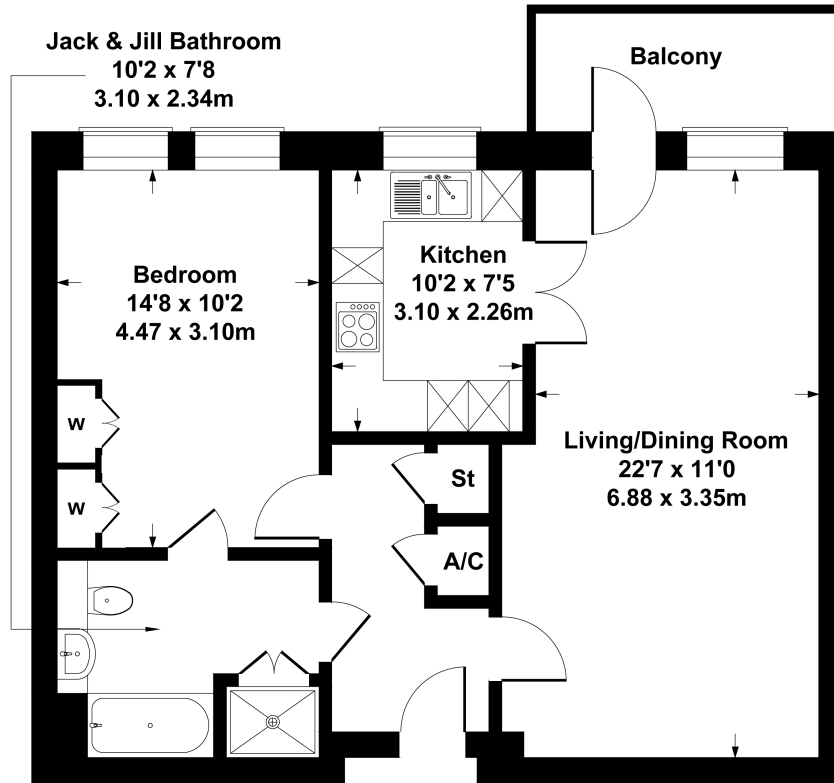
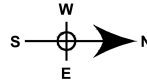


### **Situation**

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.

# 26 New Court

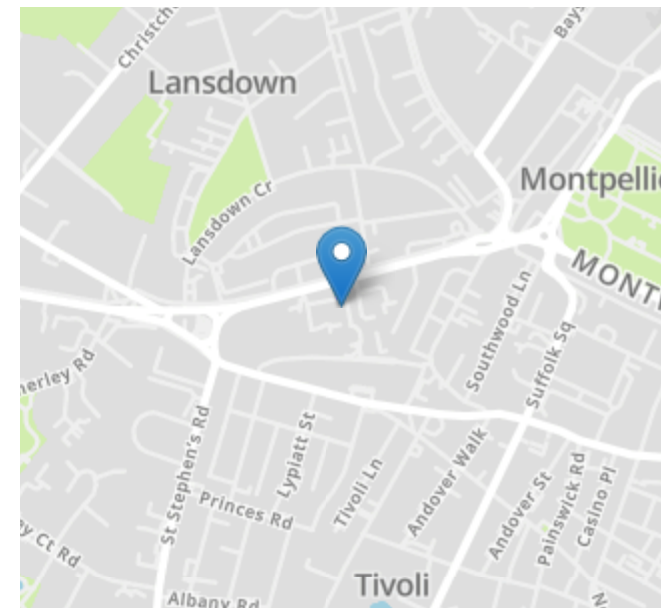
Approximate Gross Internal Area  
668 sq ft - 62 sq m



**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. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(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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