



Lansdown Road



# Lansdown Road

New Court, Lansdown Road, Cheltenham, GL50 2JG

Offers Over £450,000 Leasehold

**A wonderful 2 bedroom, retirement apartment, forming part of this Grade II listed villa with no onward chain.**

OVER 65s DEVELOPMENT • reception hall • living/dining room • fully integrated kitchen • 2 double bedrooms • bath/shower room • large south facing balcony • gas central heating • no onward chain • several stylish communal areas

## Description

This fantastic, 2 bedroom, apartment in the popular New Court Development for over 65s, is close to the town centre, offering stylish, contemporary living. The apartment benefits from being in the original part of the building and has beautiful high ceilings and character features. The accommodation includes a large reception hall, a wonderful living/dining room with a sunny balcony, a well equipped kitchen with quality integrated appliances and worktop space, 2 double bedrooms, a bath/shower room, and plenty of storage. 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 well-being 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.

Cheltenham Borough Council Tax Band D; Service Charge - £892.16 per month; Ground Rent - £500 per annum; Lease - 125 years as of 2016; Freehold owned by Sanctuary Housing



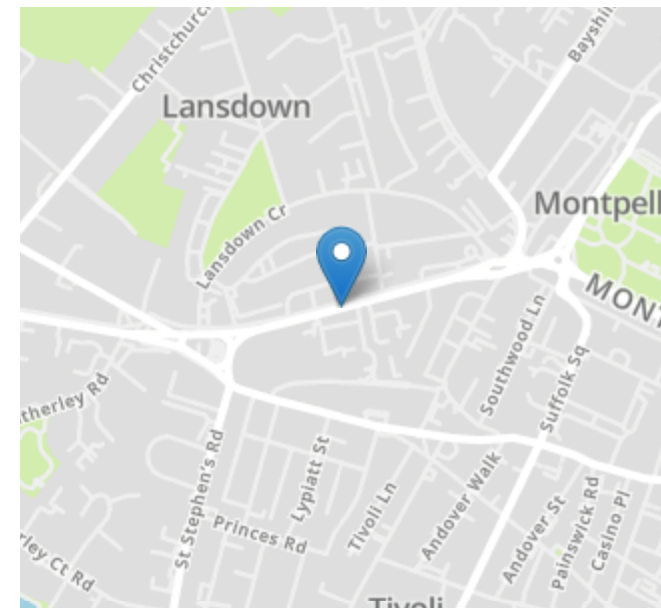
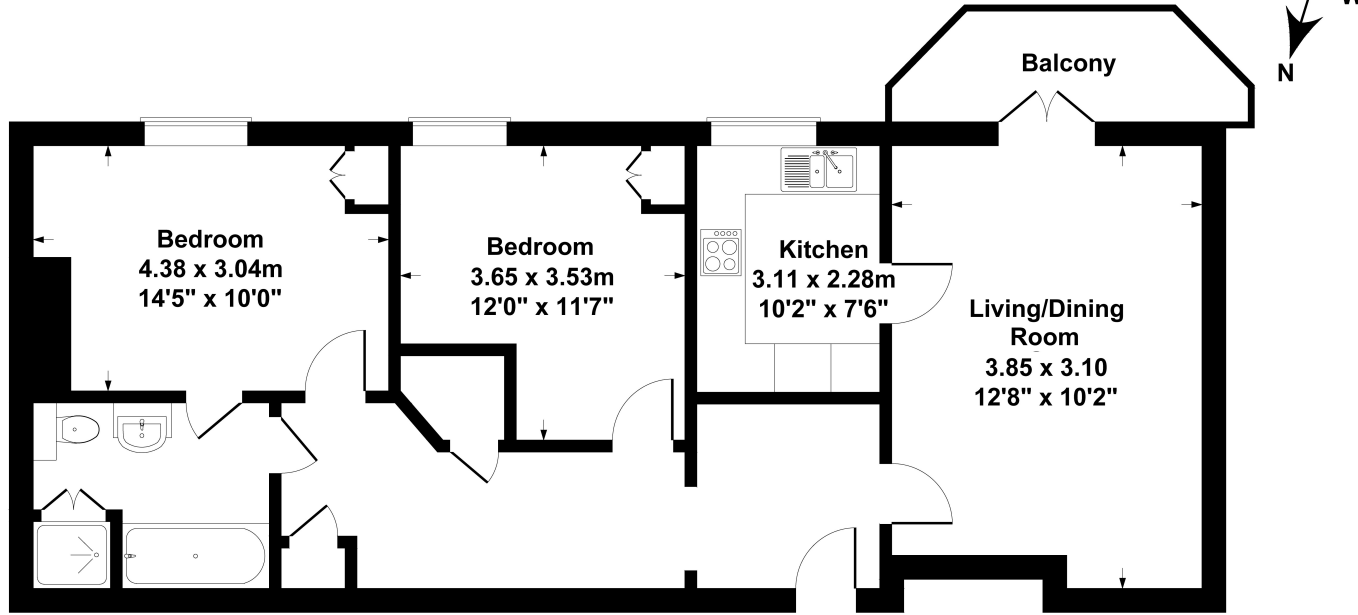




### **Situation**

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.

Approximate Gross Internal Area  
79 sq. metres (850 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	71
(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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