



Lansdown Road

 Nick
GRIFFITH
ESTATE AGENTS

Lansdown Road

New Court, Lansdown Road, Cheltenham, GL50 2JG

£425,000 Leasehold

A luxurious second floor, 2 bedroom, apartment with balcony and allocated parking, located within the popular New Court development, exclusive for over 65s.

OVER 65S DEVELOPMENT • reception hall • living/dining room • modern kitchen • 2 bedrooms • 2 bath/shower rooms • balcony • residents lounge and bar • wonderful communal grounds • allocated parking • underfloor heating • security key fob entry

Description

A super second floor, 2 bedroom, retirement apartment, situated within this prestigious development for 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 welcoming reception hall, living/dining room with door leading to the glazed balcony, an attractive, well equipped kitchen with quality integrated appliances and worktop space, 2 bedrooms with built-in double wardrobes, en suite bathroom to the principle bedroom, and additional family bathroom. Externally, there are beautiful, manicured 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.





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 125 years from April 2016.

Service Charge £10,700 per annum (reviewed annually).

Ground Rent £500 per annum.

Freeholder Sanctuary Housing Association.

Local Authority Cheltenham Borough Council.

Tax Band D.

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

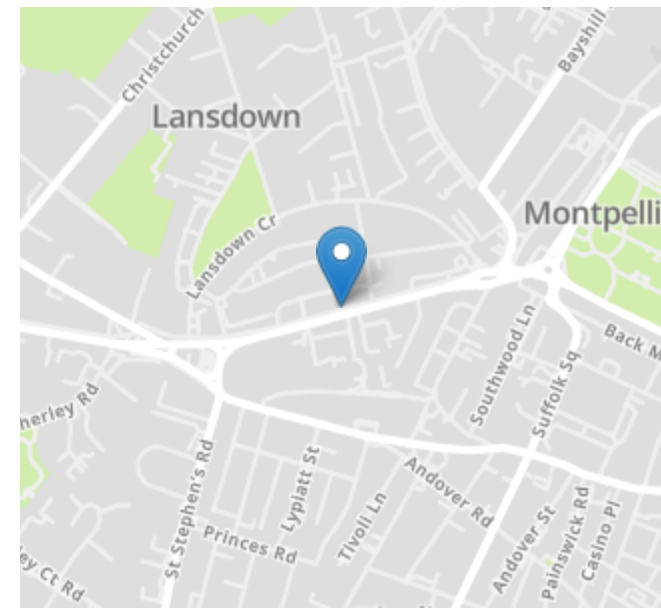
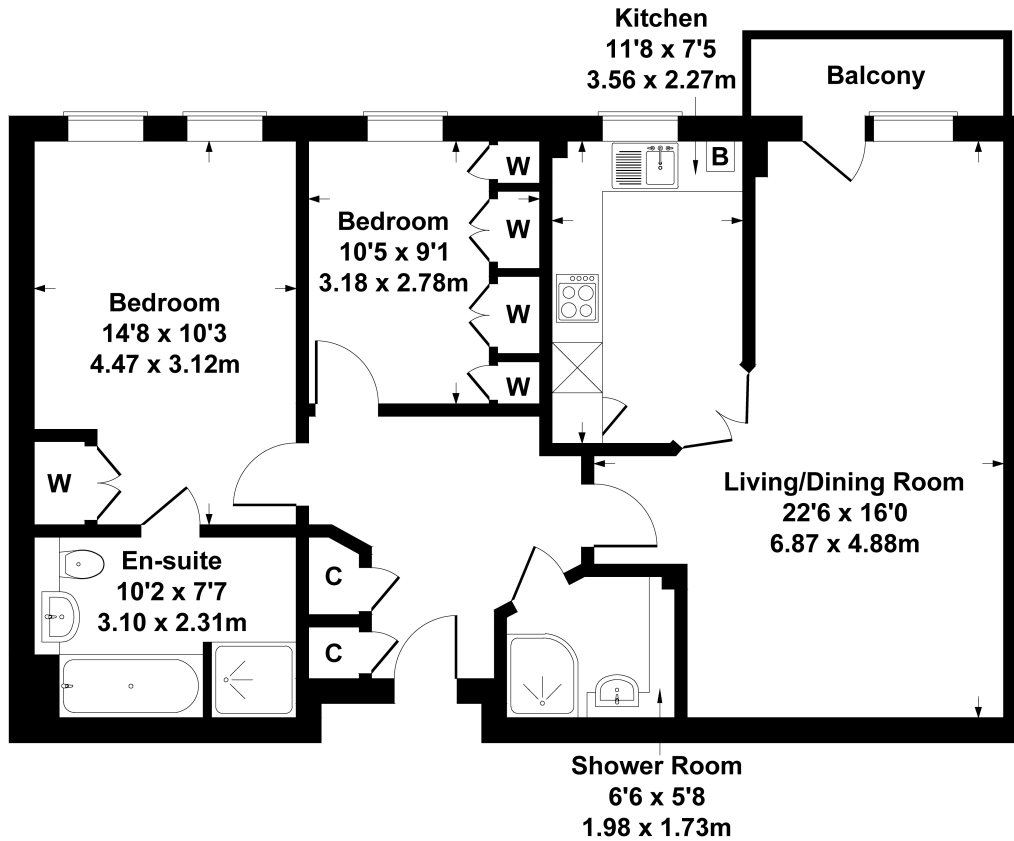
Heating Gas central heating - underfloor.

Broadband Connected to the property.

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

Apartment 48 New Court

Approximate Gross Internal Area
840 sq ft - 78 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.

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