



Lansdown



Nick  
**GRIFFITH**  
ESTATE AGENTS

# Lansdown

Polefield House, Hatherley Road, Cheltenham, GL51 6DX

£265,000 Share of Freehold

**A spacious 3 bedroom, first floor apartment with off-road parking, garage, and no onward chain.**

NO ONWARD CHAIN • reception hall • 19ft living/dining room • 3 bedrooms • kitchen • bathroom • exclusive use of 2 parking spaces • garage • popular location • close to good local amenities

## Description

A light and spacious first floor apartment, just a short walk to Montpellier, The Suffolks, and the train station, offering great potential for further modernisation/up-dating.

The accommodation includes a welcoming reception hall, an impressive c.19ft living/dining room with triple windows overlooking the front and side aspects, and a kitchen with fitted storage units, built-in appliances and the wall mounted boiler. Bedroom 3 is accessed via the living/dining room and could easily become a home office. There are 2 further bedrooms, and a bathroom with a white suite. The property also has exclusive use of 2 parking spaces, a garage to the rear, gas central heating, double glazing, and no onward chain. Cheltenham Borough Council Tax Band C. Service charge - £1500 per annum. Lease 999 years from 1956.





### **Situation**

A highly regarded location, close to excellent amenities found in Tivoli Parade, Hatherley Park and Montpellier. 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 currently held in Imperial Gardens.



