



Lansdown Road

# Lansdown Road

**New Court, Lansdown Road, Cheltenham, GL50 2JG**

**£199,950 Leasehold**

**A luxury ground floor apartment with access to a paved terrace, located within the popular New Court Development, exclusive for over 65s.**

**LUXURY RETIREMENT APARTMENT** • over 65s development • living/dining room • fitted kitchen • double bedroom • 'Jack & Jill' shower/bathroom • access to paved terrace • communal gardens • underfloor heating & double glazing • lift to all floors • no onward chain

## Description

A beautifully presented double bedroom, ground 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 giving access to the paved terrace, a stylish well equipped kitchen with sleek matching units and quality 'Neff' integrated appliances, double bedroom with 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. 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.

**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 situated in the heart of Montpellier, yards from the fashionable bars, restaurants, boutiques, and parks. 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** £741.70 per month (reviewed annually).

**Ground Rent** £500 per annum.

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

**Local Authority** Cheltenham Borough Council.

**Tax Band C.**

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

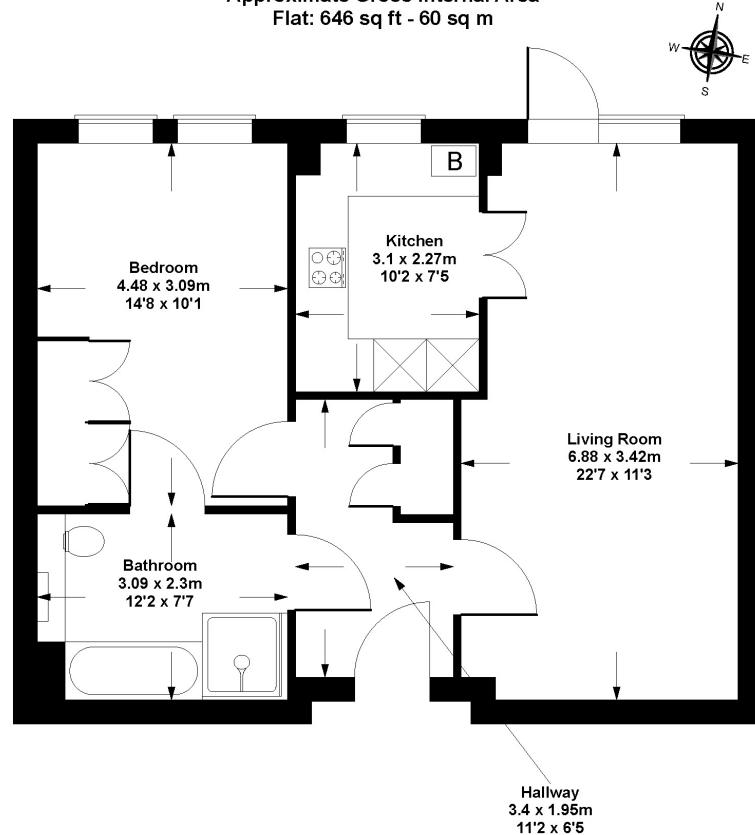
**Heating** Gas Central Heating.

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

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

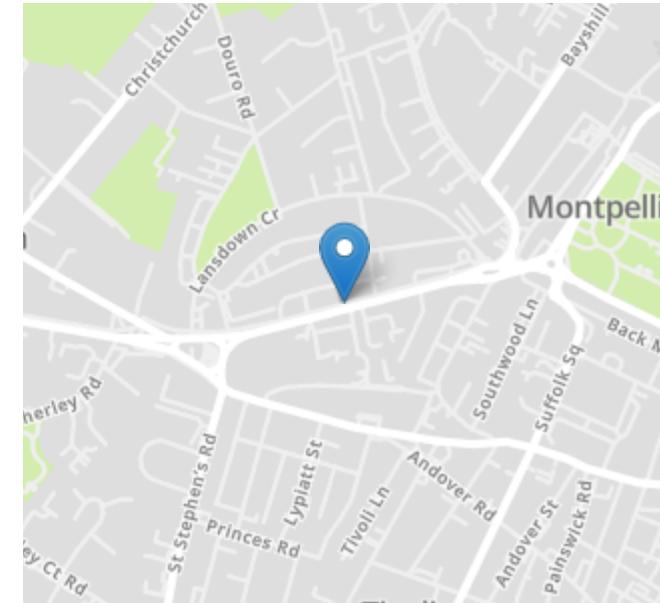
## 20 New Court

Approximate Gross Internal Area  
Flat: 646 sq ft - 60 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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	84
(69-80)	C	84
(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

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