



Lansdown Road

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ESTATE AGENTS

Lansdown Road

Chelholm, Lansdown Road, Cheltenham, GL51 6PU

£425,000 Leasehold

A 3 bedroom, top floor, period apartment with parking and a communal garden, just a short walk from Montpellier.

NO ONWARD CHAIN • communal entrance • lift • reception hall • living/dining room • kitchen/breakfast room • 3 bedrooms • bathroom • off road parking • communal garden • video security entry system • gas central heating

Description

A well presented top floor apartment forming part of this attractive period building. The good size accommodation includes a reception hall with a video security entry system, c. 6.25 x 5.08m living/dining room, a stylish kitchen/breakfast room with a range of integrated appliances, utility area, 3 double bedrooms, and a bathroom. Outside, there is a gravelled frontage providing residents parking and a well tended communal garden at the rear. In addition, the property also benefits from a lift providing direct access into the apartment, gas central heating (underfloor in the reception hall and kitchen/breakfast room), and is offered for sale with no onward chain. Cheltenham Borough Council - Tax Band D.

Ground Rent - £25.00 per year. Service charge - currently £1560 per year, next review 2025. Lease - 125 years as of July 2014, 115 years remaining. No Pets.

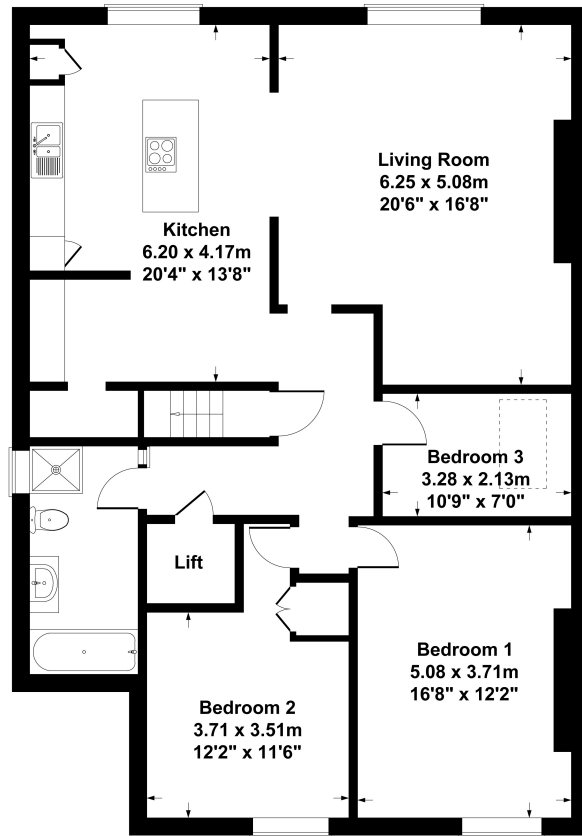
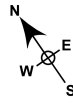




Situation

Chelholm is very well placed for easy access to the railway station, Montpellier, the town centre, and excellent road links. 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.

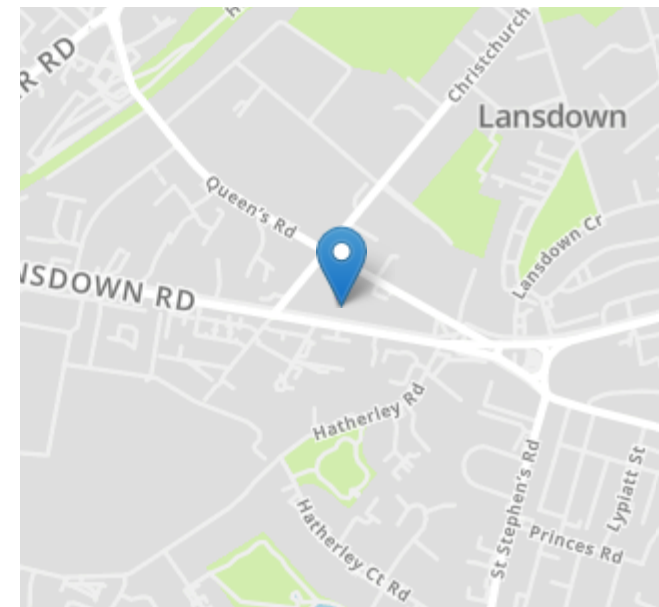
Approximate Gross Internal Area
122 sq. metres (1310 sq. feet)



Top Floor

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+) A		
(81-91) B		
(69-80) C	74	75
(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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