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PROPERTY  
AWARDS

2017 - 2019  
★★★★★

GOLD WINNER

ESTATE AGENT  
IN GL17-20

**Cheltenham**

**01684 293246**

**Engall  
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## 9 Lawnswood Court, Wellington Square, Cheltenham, GL50 4AB

This modern house offers a great opportunity as a bolt hole in the centre of one of Cheltenham's iconic squares.

Immaculately presented and modern, this end terrace home offers versatile and spacious accommodation within easy walking distance of the town centre, Cheltenham Racecourse, and minutes from Pittville Park.

The accommodation briefly comprises on the ground floor of a double bedroom and a large modern bathroom. The bathroom is fitted with a walk in shower cubicle, panel bath, low level wc and pedestal wash basin. In addition there is a large airing cupboard.

On the first floor the open plan accommodation is arranged as dual aspect lounge/dining room and modern kitchen with space for a breakfast table.

The kitchen is fitted with a range of wall and base units with an integrated electric oven, electric hob, dishwasher, fridge and freezer.

Moving up to the second floor there is a further double bedroom with fitted wardrobe.



Outside the property is accessed via a courtyard area – just perfect for a bistro table and the communal landscaped area, provides a pretty and sunny area to sit. There is a custom made store perfect for bikes. There is covered allocated parking within the building opposite the property.

Lawnswood Court has electric central heating and double glazed windows.

The property is a Leasehold Property with 986 years remaining on the lease. A monthly maintenance payment of £115 per calendar month is payable to Lawnswood Management Company Limited covers communal area maintenance, buildings insurance, car parking and window cleaning.

Located within Wellington Square adjacent to Pittville Park and within walking distance of Cheltenham town centre.

The Regency town of Cheltenham offers excellent education, medical, sports, shops and leisure amenities.

## Ground Floor

Bedroom 1 17'5"x5'2"min12'10"max  
Bathroom 11'5"x6'10"min9'2"max

## First Floor

Living Room 14'10"x10'9"  
Kitchen 14'Max x7'10"

## Second Floor

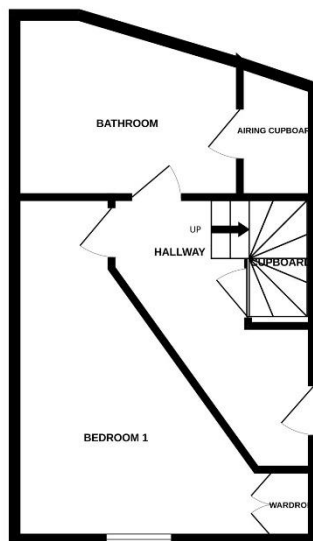
Bedroom 2 13'11"max x8'5"

Allocated covered parking space

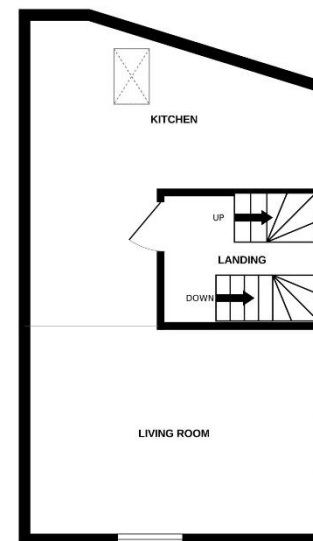
Leasehold Property 999 yrs from January 2012 (986 years remaining)  
Freeholder Aceramais Holdings Limited managed by  
Lawnswood Court Management Company Limited  
Monthly management fee £115 per calendar month

**Cheltenham Borough Council Tax Band C**

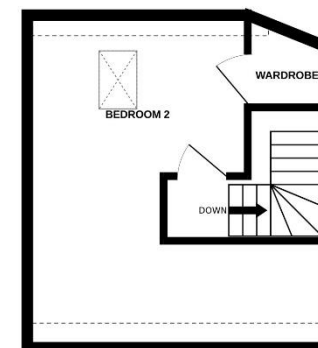
GROUND FLOOR



1ST FLOOR



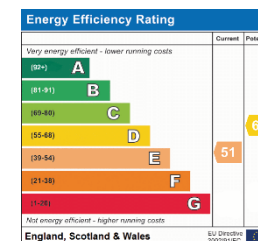
2ND FLOOR



**Guide Price £335,000 Leasehold**

Viewing strictly by arrangement with Engall Castle Ltd  
155 High Street Tewkesbury Gloucestershire GL20 5JP  
Office hours: Mon – Fri 9am to 5.30pm, Sat 9am to 2pm  
email: [sales@engallcastle.com](mailto:sales@engallcastle.com)

**01684 293 246**  
**[www.engallcastle.com](http://www.engallcastle.com)**



This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

## Agents Note

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