



Flat 8, 25 Lansdown Place, Cheltenham - GL50 2HX

Guide Price **£148,000**



A ground floor apartment in a Grade II listed Regency Building benefiting from a private entrance. The accommodation comprises a bedroom, reception room, kitchen, and bathroom.

Upon entering, you are brought into the hallway, where tiled flooring flows into the kitchen and bathroom, and there is a useful built-in storage cupboard.

The kitchen offers a range of fitted wall and base units with granite effect worktops, tiled splashbacks and an inset stainless steel sink and drainer with a mixer tap. There is space for freestanding appliances such as a cooker, a tall fridge freezer and a washing machine.

There is access to the reception room and the bedroom from the kitchen. The reception room has grey carpeting that flows into the bedroom, picture rails and period-style cornicing. The bedroom offers space for furniture and storage.

A bathroom completes the internal accommodation and offers a white suite comprising a bath with a separate shower over and glass screen, a low-level WC, and a basin.

To the front of the building, there are beautiful tree lined gardens and parking for the block on a first come, first serve basis. Additional parking is available on the rear road with a permit purchased through the council.

The apartment is an ideal investment or first-time buy due to its proximity to the town centre, transport links and amenities. It further benefits from gas central heating and is brought to market with no onward chain.

Tenure –Leasehold With a Share of Freehold

Lease Length – 999 Years

Annual Service Charge – £857.34

Service Charge Review Period –TBC

Council Tax – A

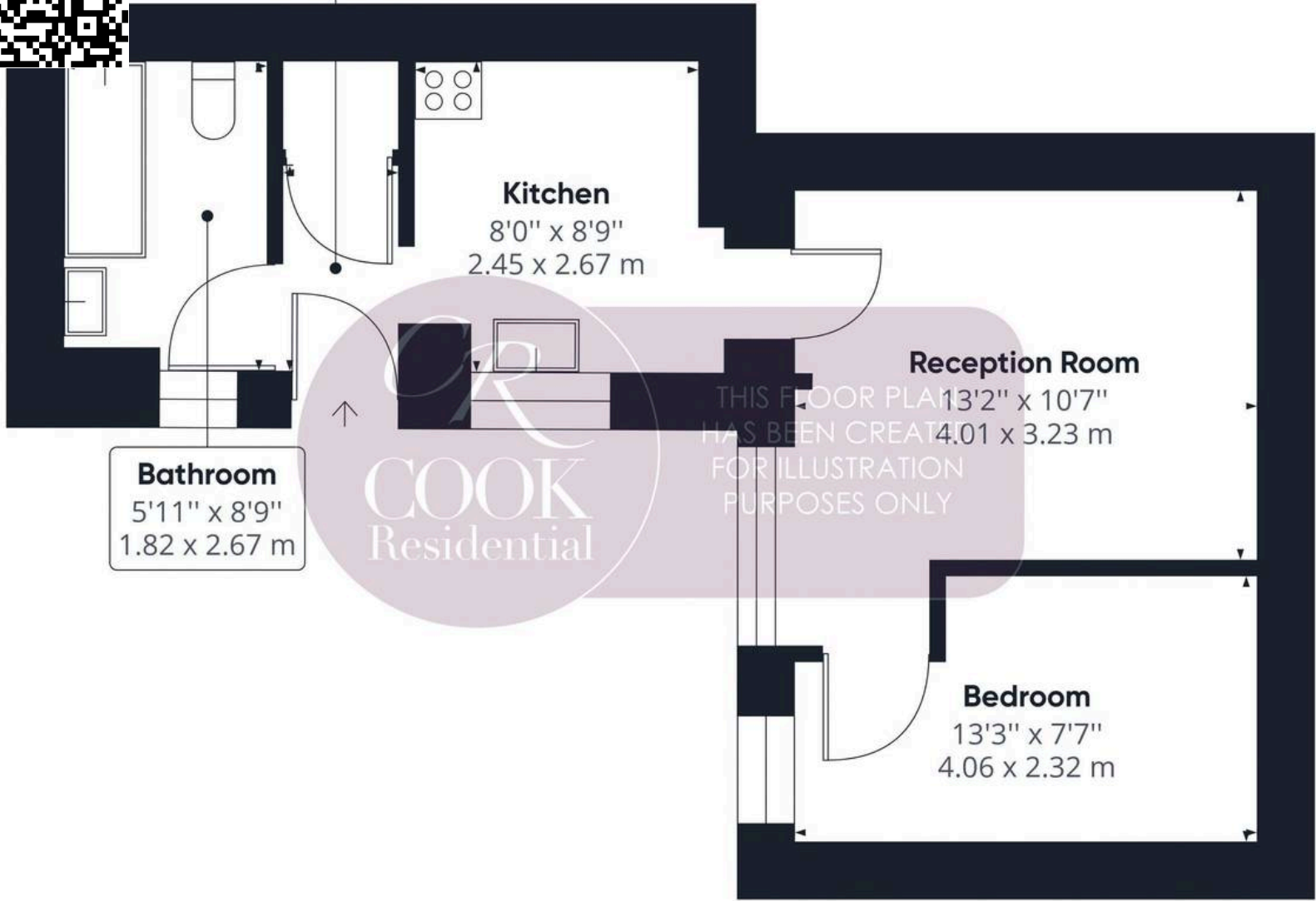
Lansdown is within easy reach of the vibrant Montpellier and Tivoli areas, where various independent outlets can be found, including gift shops, boutiques, cafes, bars, and restaurants. Cheltenham offers easy access to the A40 and M5 motorways and is equidistant from Bristol and Birmingham, with good north-south high-speed rail links. The town is a beautiful Regency Spa, famous for its many festivals, including Literature, Music, Science, Jazz, and the legendary National Hunt racing festival, The Cheltenham Gold Cup.

- Grade II Listed Building
- Off Road Parking (First Come First Serve)
- Close To Montpellier And The Town Centre
- Ideal First Time Or Investment Buy
- Private Entrance

All information regarding the property details, including its position on Leasehold, must be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.



Hallway
3'3" x 5'9"
1.01 x 1.76 m



Kitchen
8'0" x 8'9"
2.45 x 2.67 m

Bathroom
5'11" x 8'9"
1.82 x 2.67 m

Reception Room
13'2" x 10'7"
4.01 x 3.23 m

THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY

Bedroom
13'3" x 7'7"
4.06 x 2.32 m

CR

Approximate total area⁽¹⁾
406.52 ft²
37.77 m²

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Cook Residential

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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.