



Pembury Lansdown Crescent, Cheltenham - GL50 2JX

In Excess of £170,000





## Pembury Lansdown Crescent

Cheltenham, Cheltenham

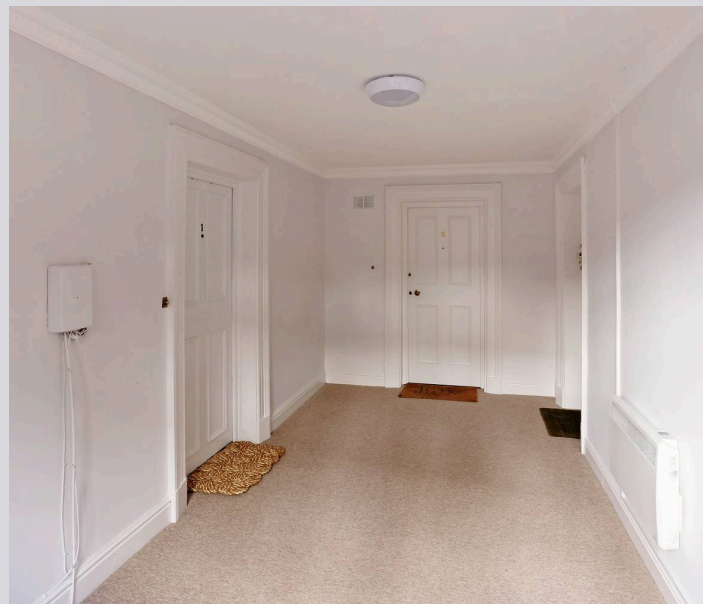
Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Set Within A Beautiful Grade II Listed Building
- Lower Ground Floor
- Generous Bedroom
- Contemporary Styled Bathroom
- A Stones Throw From Montpellier's Local Bars And Restaurants
- Ideal First Time Buy or Investment Property







Cook Residential are delighted to offer this attractive, well presented one-bedroom apartment set within a Grade II Listed building. The property is in an ideal position being a stone's throw from Montpellier's popular bars and restaurants, The Suffolks and Tivoli.

**Entrance:** A communal entrance hall offers access to three apartments. The apartment itself enters a spacious hallway where wood effect flooring flows into the reception room. There is a built-in storage cupboard and access to the rest of the accommodation.

**Kitchen:** Offering tiled flooring, there is a range of fitted base units with composite quartz worktop over and an inset Belfast sink, with space for free-standing appliances such as a cooker, washing machine, and a tall fridge freezer.

**Bedroom:** The double bedroom looks out to the front of the property, offers neutral carpet underfoot, period style coving and ample space for both bedroom furniture and storage.

**Reception Room:** Again, this room has views to the front of the property and there is period style coving, a feature panelled wall, and space for both dining and living furniture.

**Bathroom:** Completing the accommodation the contemporary styled bathroom has tiled flooring, part tiled walls and a white suite comprising a bath with a separate shower over, a low-level WC, a vanity unit with an inset basin and a heated towel rail.

The apartment would make the perfect first step onto the property ladder or become an ideal investment property.

**Tenure:** Leasehold with a Share Of The Freehold

**Lease Length:** 990 Years Remaining

**Annual Service Charge:** £1003.20 Per Annum (Review due March 2025)

**Service Charge Review Period:** Annual

Annual Reserve Fund Contribution: £150 Per Annum

**Council Tax Band:** A

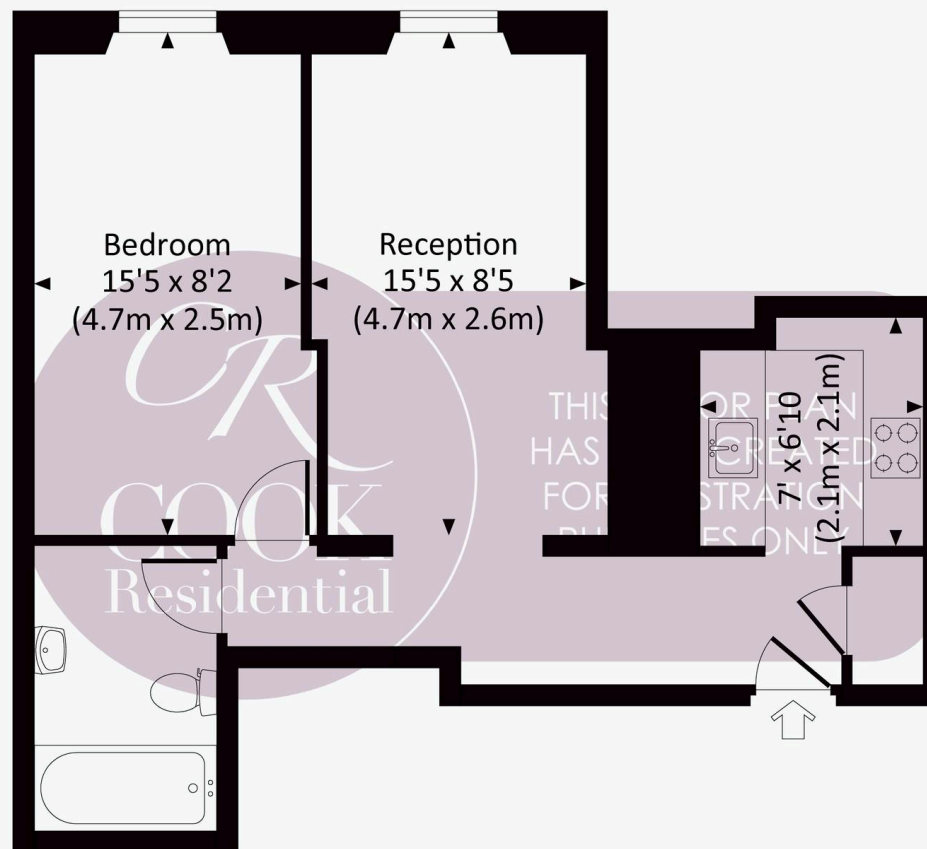




## PEMBURY, LANSDOWN CRESCENT

Approx. gross internal area

465 Sq Ft. / 43.2 Sq M.



### LOWER GROUND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.  
Floor Plan not to scale and completed by a RICS surveyor.







## Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

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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.