



Christchurch Road, Christchurch, GL50 2PP

Guide Price £220,000



CR

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Christchurch, GL50 2PP

A Beautiful apartment with private entrance in period building, Christchurch, Cheltenham. Spacious living, modern kitchen, two bedrooms, communal gardens, allocated parking. Ideal location near amenities.

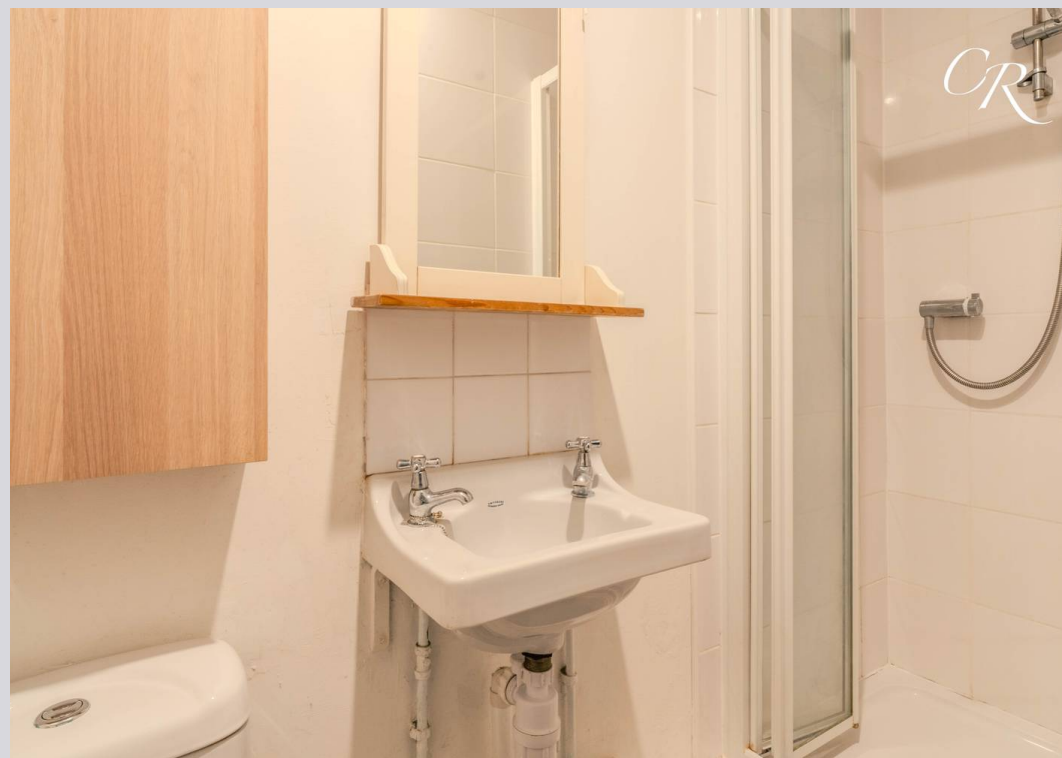
Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Large Two Bedroom Apartment
- Private Entrance
- Fantastic Christchurch Location
- Well Maintained Communal Gardens
- Allocated Parking Space
- Share Of Freehold





A beautifully presented apartment with its own private entrance, set within an elegant period building in the highly sought-after Christchurch area of Cheltenham. Offering spacious and well-arranged accommodation, this home combines period character with modern living and enjoys the benefit of well-maintained communal gardens and an allocated parking space. This property also benefits from No Onward Chain.

Living/Dining Room: The apartment opens into a generous living and dining room, featuring a striking stone fireplace with log-burning stove and built-in shelving. French doors provide access to the outside steps and bring in natural light, creating a welcoming atmosphere ideal for entertaining or relaxing.

Kitchen: A separate fitted kitchen offers a range of wall and base units, contemporary tiled splashbacks, and integrated appliances including a gas hob with oven beneath and extractor above. There is space for further white goods, with windows enhancing light and ventilation.

Bedroom One: A well-proportioned double bedroom with a large sash window, neutral décor, and direct access to:

En-Suite: The master ensuite bathroom fitted with a panelled bath with shower attachment, wash hand basin, WC, and heated towel rail.

Bedroom Two: A second double bedroom with space for wardrobes and a study area, providing versatility for guests, home working, or additional living needs.

Bathroom: Fitted with shower enclosure, wash hand basin, and WC.

Communal Gardens: Residents benefit from beautifully maintained communal gardens, bordered by mature trees and planting, offering an attractive and peaceful outdoor space to enjoy.

Parking: The apartment is sold with an allocated off-road parking space, located to the front of the building for convenient access.

Tenure: Share of Freehold

Lease: 968 years remaining

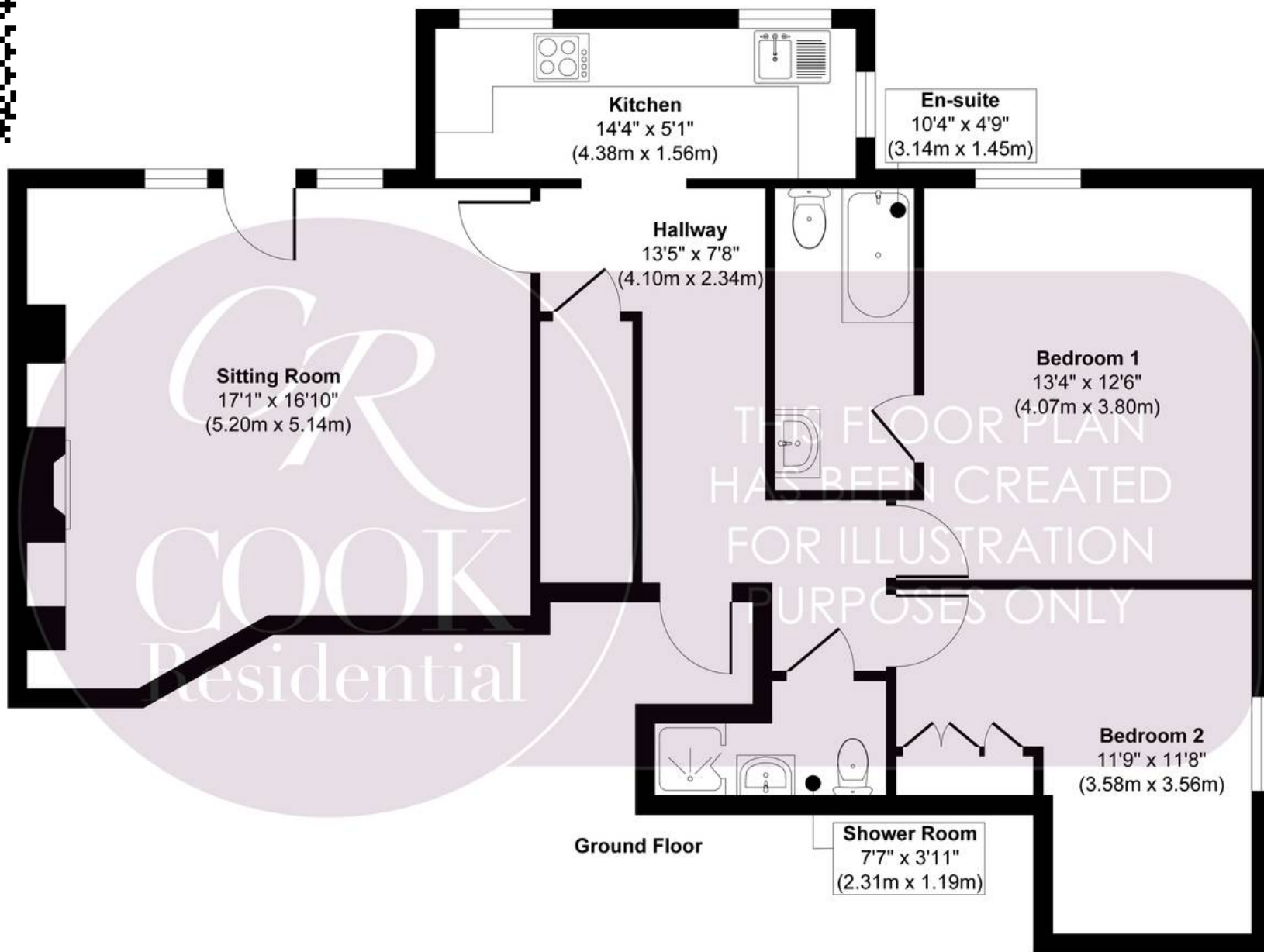
Service Charge: Approx. £1,080 per annum

Council Tax Band: C

Location: Lansdown Lea is perfectly located on Christchurch Road, one of Cheltenham's most desirable addresses. The property offers easy access to Montpellier and Cheltenham town centre, renowned for its festivals, boutique shops, cafés, and restaurants. Excellent schooling, commuter links, and the train station are also within easy reach, making this an enviable place to live.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently.

All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



Approx. Gross Internal Floor Area 835 sq. ft / 77.60 sq. m

Produced by Elements Property





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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.