



29 Lansdown Place, Cheltenham, GL50 2HX

£850,000 Freehold

hmt
SALES & LETTINGS

A rare opportunity to purchase a whole Grade 2 listed building in the popular Lansdown area of Cheltenham. There are 8 Flats and studios arranged over 5 floors with a current rental income of £43,000. Number 29 is at the end of this landmark terrace with communal parking and garden to the front the property can be purchased as a going concern or with improvement, it is felt that a much higher yield can be achieved. To the rear there is a courtyard area and a lock up store. The rear of the property is accessed from Lansdown Place Lane and may offer an opportunity for a further dwelling subject to the relevant consents.

£850,000 Freehold



Basement Flat Front

1 Bedroom Flat. Communal entrance, Entrance, Sitting room, Kitchen, Bedroom and bathroom. Rental £525 pcm

Basement Flat Rear

1 Bedroom Flat. Own access from rear lane with courtyard garden. Entrance , Sitting room, Kitchen, Bathroom. This flat also has the benefit of a lock up store. Rental £495 pcm

Ground Floor Flat

2 Bedroom Flat. Communal Entrance,

Entrance Hall, Sitting Room, Kitchen Breakfast Room, Bathroom, 2 Bedrooms. Rental £595 pcm

First Floor Rear Studio Flat

Studio Flat, Communal Entrance, Bed/Sitting Room, Kitchen, Bathroom. Rental £350 pcm

First Floor Front Studio Flat

Studio Flat, Communal Entrance, Bed/Sitting room, Kitchen, Bathroom, Balcony. Rental £375 pcm

Second Floor Rear Studio Flat

Studio Flat. Communal Entrance, Bed/Sitting Room, Kitchen, Bathroom. Rental £450 pcm

Second Floor Front Studio Flat

Studio Flat, Communal Entrance, Bed/Sitting Room, Kitchen, Bathroom. Rental £350 pcm

Top Floor Flat

2 Bedroom Flat, Communal Entrance, entrance Hall, Sitting Room, Kitchen, Bathroom. Rental £440 pcm

Outside

The property has a garden area to the front and communal parking on a first come first served basis. To the rear of the property there is a lock up/store and courtyard area.

General.

All properties are let on an AST basis.

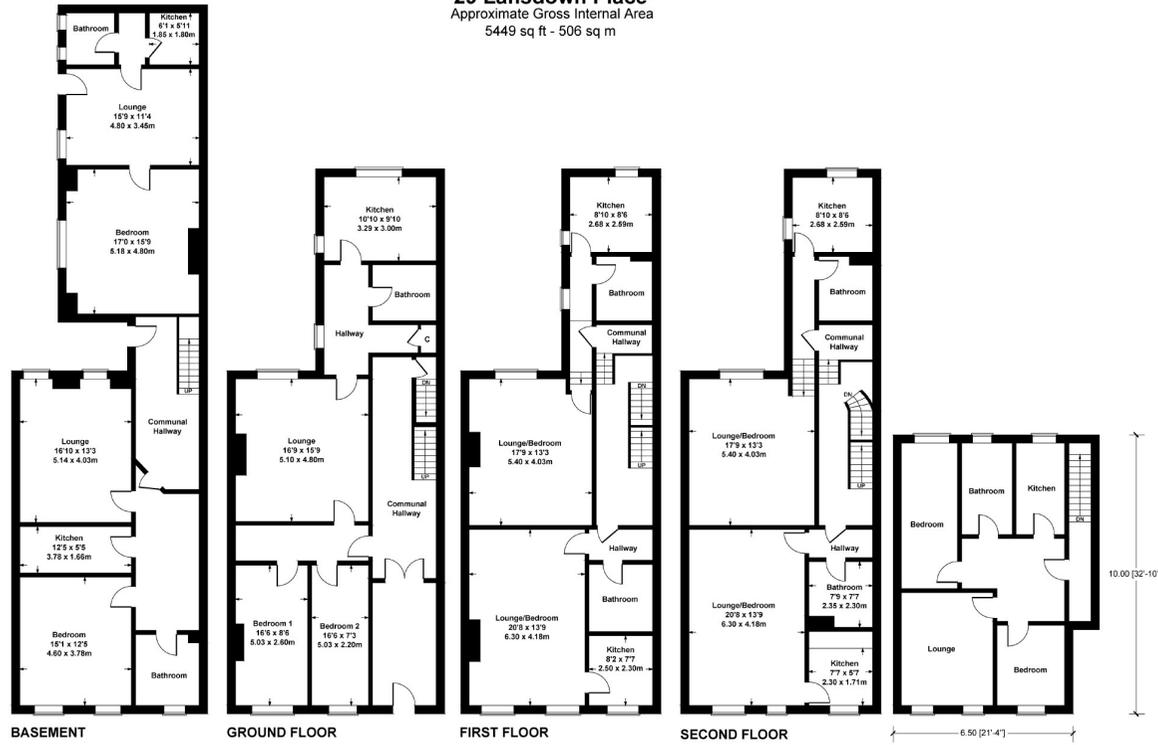
Floor plans are available by contacting the agent Robert Toomey at HMT Sales and Lettings on 01242 521322

A minimum of 24 Hours notice (weekdays) is required for viewings.

HMT has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



29 Lansdown Place
 Approximate Gross Internal Area
 5449 sq ft - 506 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.