



PETER BALL & CO.
ESTATE AGENTS

LANSDOWN ROAD, LANSDOWN, CHELTENHAM GL51 6PX

£109,950

- Ground Floor Apartment
- Over 60's Development
- Two Good Sized Bedrooms
- Views Over Garden
- Kitchen/Dining Room
- Communal Gardens
- Parking
- NO ONWARD CHAIN

PROPERTY DESCRIPTION

A ground floor, over 60's apartment with residents scheme manager, situated in a popular purpose built development within walking distance of Montpellier and within easy access of Cheltenham town centre. Offered with NO ONWARD CHAIN and requiring some modernisation, the accommodation comprises an entrance hall, living room with Juliet balcony and the kitchen/dining room is fitted with a range of wall and base level units. Both bedrooms have built-in wardrobes and bedroom one has a Juliet balcony overlooking the communal gardens. There is a bathroom and a shower room, both fitted with coloured suites. Outside has the aforementioned communal gardens and communal off road parking.



Further benefits include lift access, uPVC double glazing throughout, use of a communal coffee lounge and guest accommodation for visitors.

SITUATION

Lansdown is located adjacent to Montpellier, a desirable area characterised by period town houses and villas, many of which have been converted into apartments, gracious tree-lined streets and formal public parks. The location is noted for its up market shops, restaurants and bars, with all the amenities of Cheltenham town centre within easy walking distance.

DIRECTIONS

Leave Cheltenham town centre via Bath Road and at the Eagle Star tower traffic lights turn right into Montpellier Terrace. At the roundabout take the second exit onto Lansdown Road and continue to the traffic lights, just after the Westall Green roundabout. Turn left into Hatherley Road and immediately right where Oakdene will be found.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band D.
Tenure - Leasehold. 71 years remaining on lease.
Service charge per quarter - £599.00.
Management Company - Sanctuary Housing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	65 Decent 2010-11	68

Viewing by appointment with your local office of

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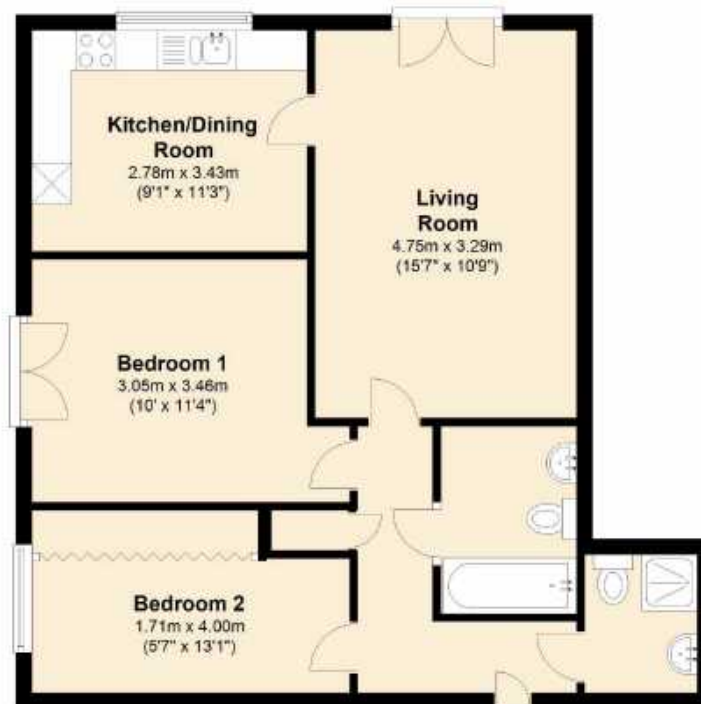
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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Ground Floor

Approx. 59.2 sq. metres (637.3 sq. feet)



Total area: approx. 59.2 sq. metres (637.3 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.