



Lansdown Place, Lansdown, GL50 2HX

Guide Price £160,000





## Lansdown Place

Lansdown, GL50 2HX

Stylish first floor apartment on Lansdown Place. Open-plan living, modern kitchen, double bedroom, contemporary shower room. Share of freehold. Prime Cheltenham location. 360 sq. ft.

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Share Of Freehold
- First Floor Apartment Within An Elegant Period Building
- Open-Plan Sitting Room And Contemporary Kitchen
- Sought-After Lansdown Location Close To Montpellier And Town Centre
- Ideal Purchase For First-Time Buyers, Professionals Or Investors







Set within an elegant period building on the prestigious Lansdown Place, this well presented first floor apartment offers stylish and low maintenance living in the heart of Cheltenham. Finished to a modern standard throughout, the property combines contemporary fittings with classic proportions and is ideally suited to professionals, investors or those seeking a refined Cheltenham Town Centre base. This property also benefits from No Onward Chain.

**Entrance Hall:** A welcoming entrance hall provides access to all principal rooms, creating a practical and well balanced layout.

**Open-Plan Sitting Room / Kitchen:** A bright and well-proportioned open-plan living space forming the heart of the apartment. The sitting area enjoys excellent natural light, while the kitchen is neatly arranged and fitted with a range of modern wall and base units, wood-effect worktops, integrated oven, hob, extractor and stainless-steel sink. This versatile space is ideal for both relaxing and entertaining.

**Bedroom:** A comfortable double bedroom positioned to the rear of the property, offering a peaceful retreat. The room offers ample space for freestanding furniture.

**Shower Room:** A contemporary shower room fitted with a white suite comprising a walk-in shower enclosure, wash hand basin and WC, complemented by tiled walls, heated towel rail and illuminated mirror.

The apartment is well laid out and efficiently arranged, with an approximate total floor area of **360 sq. ft. (33.5 sq. m.)**, making excellent use of the available space.

**Parking:** Parking is available on a first come first served basis.

**Council Tax Band:** A

**Tenure:** Share of Freehold

**Lease Length:** Approx 989 Years Remaining

**Service Charge:** Approx £1313 Per Annum Reviewed Annually

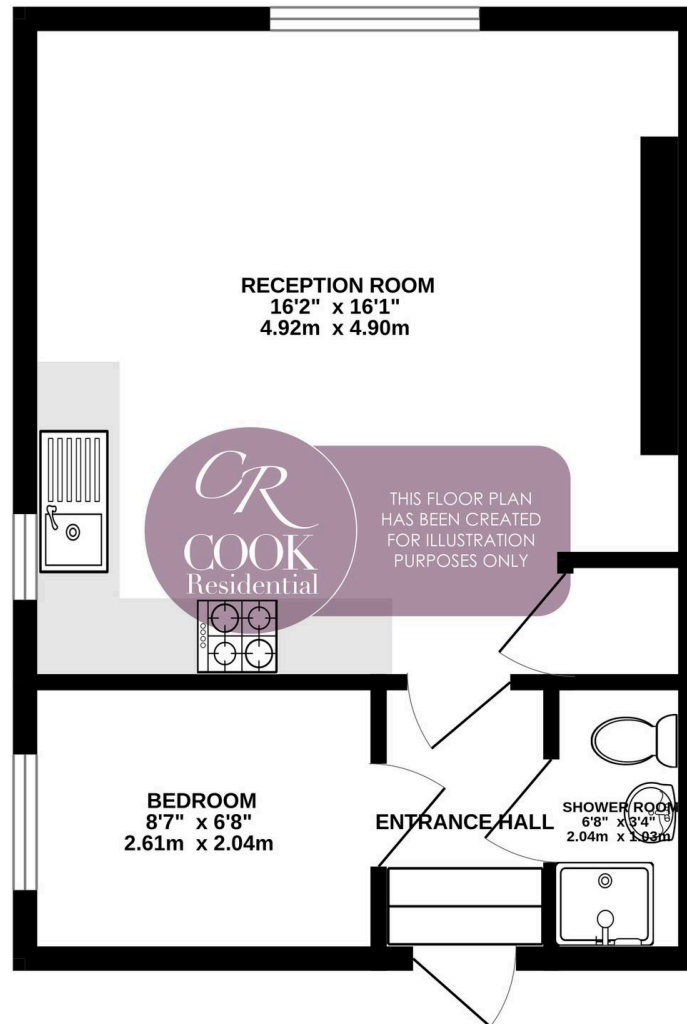
**Location:** Lansdown Place is one of Cheltenham's most desirable addresses, positioned within easy reach of Montpellier, The Promenade and the town centre's wide range of cafés, restaurants, boutiques and transport links. The location offers an ideal balance of central convenience and elegant surroundings.

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FIRST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 361 sq.ft. (33.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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