



FLAT 2, 19 LANSDOWN TERRACE
Cheltenham | Gloucestershire | GL50 2JP

HUGHES **HS** SEALEY *Incorporating*

F&C

Welcome to...

FLAT 2, 19 LANSDOWN TERRACE

Welcome to Flat 2, 19 Lansdown Terrace which is a two-bedroom ground floor apartment, located within a stunning Grade II listed building, offered for sale with no onward chain and being within minutes walk of Montpellier and the Promenade.

The Regency town of Cheltenham offers an array of shops, cafes, restaurants and bars. The town is also home to the various festivals held throughout the year to include Jazz, Science, Food and Literature plus the Cheltenham Gold Cup. Finally, for those needing to commute, Cheltenham sits between the M5 junctions of 10 and 11, whilst a direct train to Paddington means that London can be accessed within two hours.

Returning to the property, the communal entrance hall is elegant and welcoming. Stepping into the apartment, is a central hallway giving access to all rooms which includes a very substantial living room, which measure over 7.00m in length and is flooded with natural light due to the impressive floor to ceiling bay fronted sash window. The room is also complimented by a focal fireplace which is very in keeping with the period of the property, high ceilings, picture rail and cornicing.

The apartment also enjoys a modern fitted kitchen which benefits from an array of integrated appliances and a modern bathroom complete with roll top bath. Both bedrooms are a very good size and are extremely light. The master bedroom further benefits from fitted wardrobes.

The property has shared access to eight parking spaces found at the front of the building. Permit parking is also available to purchase which is around £70 per year.

LEASEHOLD INFORMATION

- Start date of Lease: 1st January 1987
- Length of lease: 999 years
- Years remaining on lease: 988 years
- Service Charge to include Buildings Insurance: £900 per year
- Ground rent: £1 per year

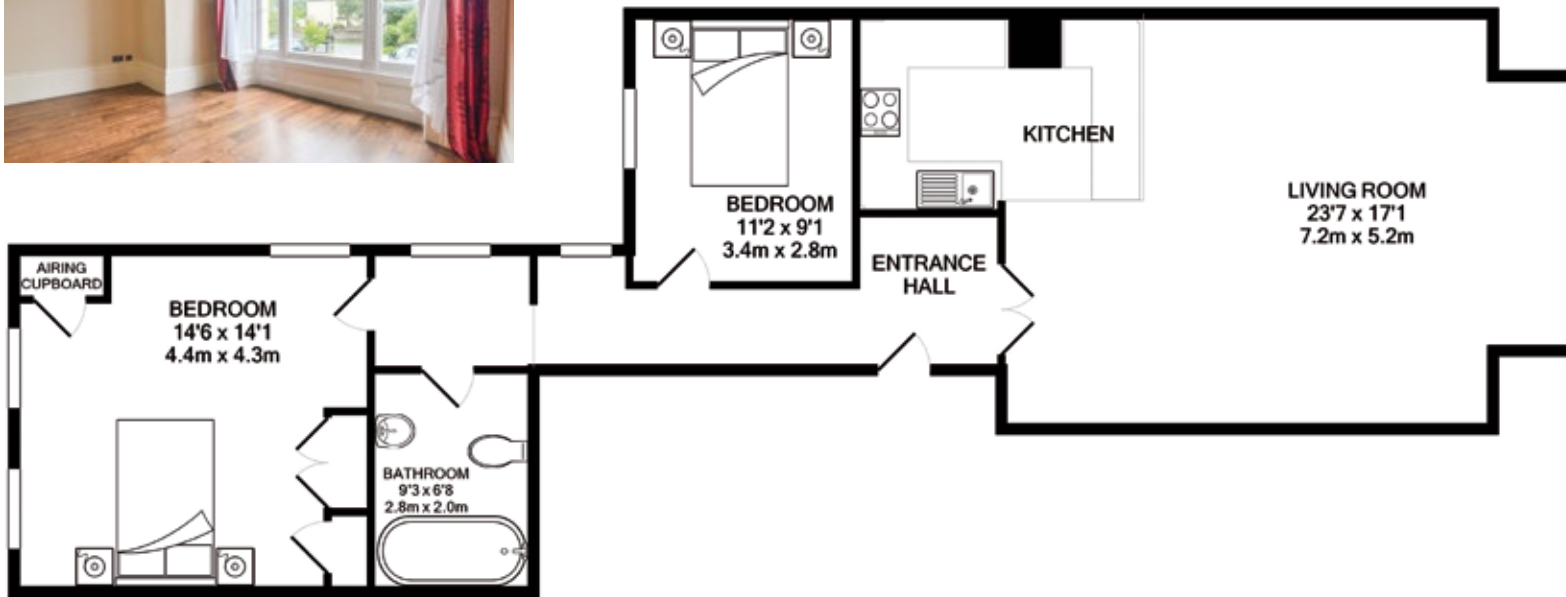
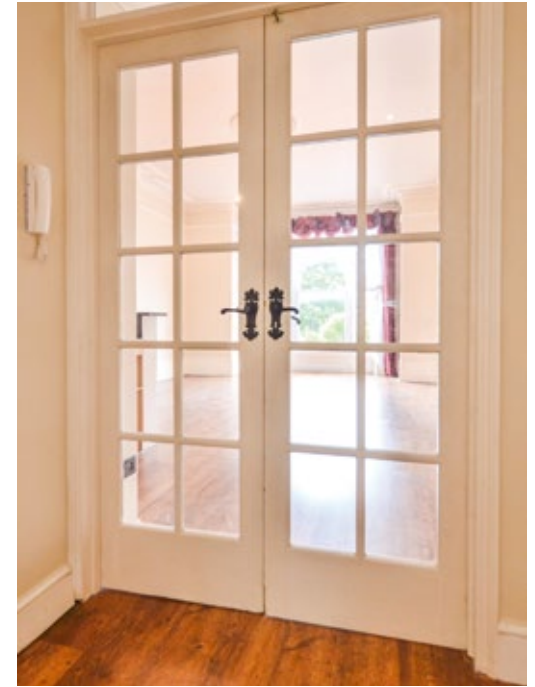
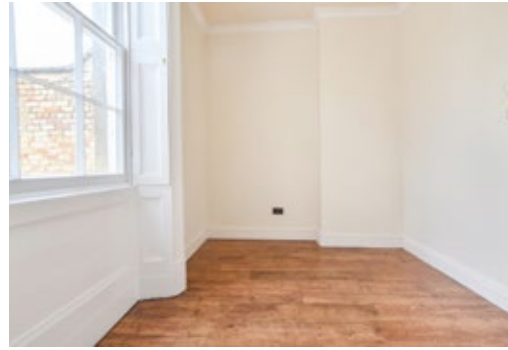
- Two bedroom ground floor apartment, offered for sale with no onward chain
- Walking distance to Montpellier and the Promenade
- Ideal first time purchase, or investment buy for AST rental of AirBnB
- Living room with bay fronted sash window, flooding the room with natural light
- Modern fitted kitchen with an array of integrated appliances
- Main bedroom enjoys double aspect windows and fitted wardrobes
- Bedroom two and modern three-piece bathroom complete the accommodation
- Gas-fired central heating, use of parking area plus permit parking available to the occupier
- Share of Freehold with 988 years remaining on the lease
- Internal viewings recommended

DIRECTIONS

Please enter the following postcode into your sat nav system: GL50 2JP.

The apartment can be located on your right as advertised by our For Sale sign.





TOTAL APPROX. FLOOR AREA 921 SQ.FT. (85.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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