

Lansdown Crescent

Cheltenham GL50 2JY



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This well presented one bedroom ground floor apartment is located in the popular area of Lansdown and is just a short walk to Cheltenham Town Centre and the popular Montpellier area with plenty of shops, bars and restaurants.

The garden apartment comprises: A recently refurbished open plan kitchen-living-dining room which offers integrated appliances, a bedroom and lastly a stunning re-fitted shower room. The apartment looks directly out onto the gardens and has its own entrance also. The property further benefits from gas central heating and there is also permit parking.

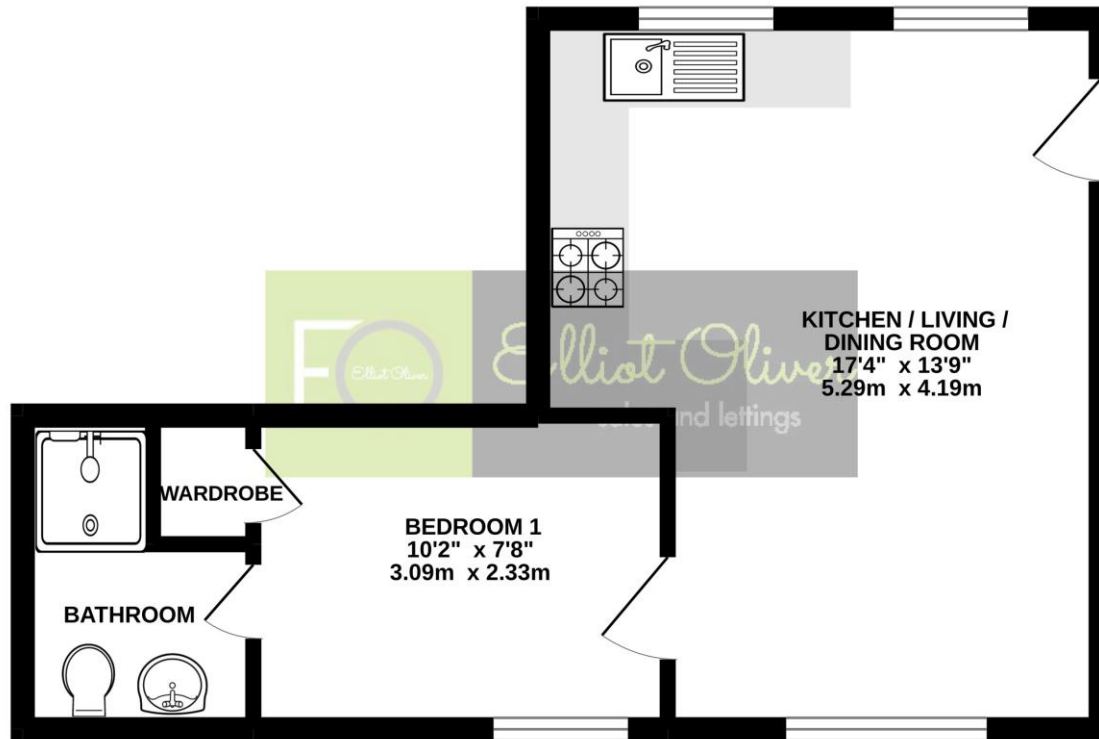
Council Tax Band: B
Annual Service Charge: £1,712.52
Share of Freehold
Years remaining on the lease: 177 years
EPC Exempt

Agents Note: There is evidence of Japanese Knotweed (*Reynoutria japonica*) in the garden at the rear. This has been treated and we have insurance backed certification which is available to view upon request.





GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 335 sq.ft. (31.1 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.
Made with Metropix 62022

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