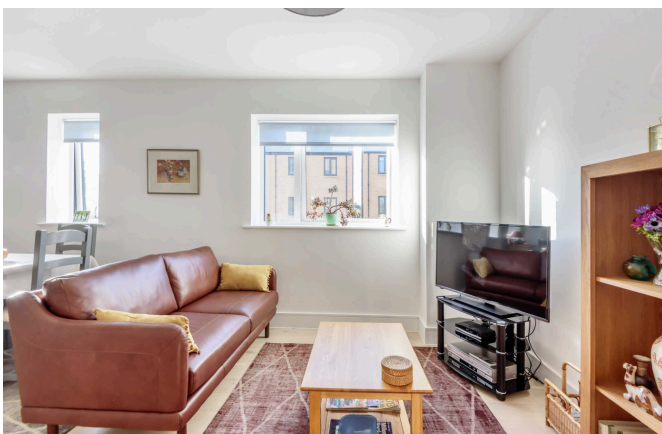


PerryBishop

PROPERTY MADE PERSONAL

Harris Court, Lansdown Road, Cheltenham, Gloucestershire, GL51 6QU



Open plan kitchen/living room with a separate utility room • Master bedroom with ensuite with balcony off • Sought after location situated on Lansdown Road • Short stroll to Montpellier district, town and train station • Lift servicing apartments & allocated parking • Perfect for low maintenance living or first time buyers • EPC B



Harris Court,

Lansdown Road, Cheltenham, Gloucestershire, GL51 6QU

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

A spacious and beautifully presented two-bedroom first-floor apartment which forms part of this exclusive development of luxury homes by CALA. Located in a desirable location within walking distance to the best shopping, restaurants and bars Cheltenham has to offer.

This well-proportioned apartment situated within Harris Court offers a generous sitting room/kitchen of 25'9" x 11'9" has Bosch integrated appliances and an additional utility room. The bedrooms are both double sized with the principle bedroom having an en-suite shower room and fitted wardrobes. The second bathroom and the advantage of a utility room and additional storage area, are rarely seen in apartments. The apartment also benefits from an allocated parking space and a lift from the communal entrance.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

From Cheltenham town centre and Montpellier proceed along Lansdown island, passing the Texaco station at Westal Green island. Just after the second set of traffic lights the development will be found on your left.

Services & Tenure

The tenure is Leasehold, 250 years from 01.01.2019. Services include mains water, sewerage, gas, and electricity. Ground rent is £300 per annum. The service/maintenance charge is £1127 per annum, paid in January and June.

Local Authority

Cheltenham Borough Council

Council Tax Band: C

Our reference

CHE/GW/RN/24102022





We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

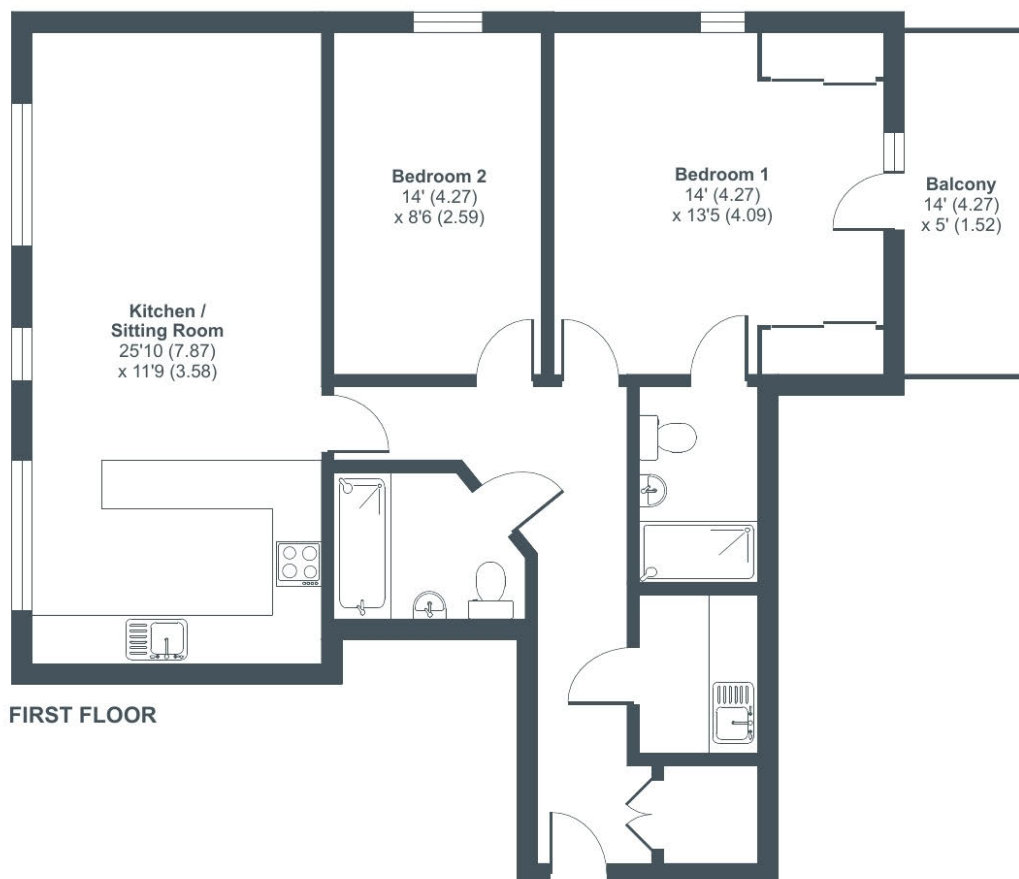
E: cheltenham@perrybishop.co.uk



Lansdown Road, Cheltenham, GL51

Approximate Area = 896 sq ft / 83.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Perry Bishop & Chambers. REF: 913966



140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk

[perrybishop.co.uk](https://www.perrybishop.co.uk)

ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

