

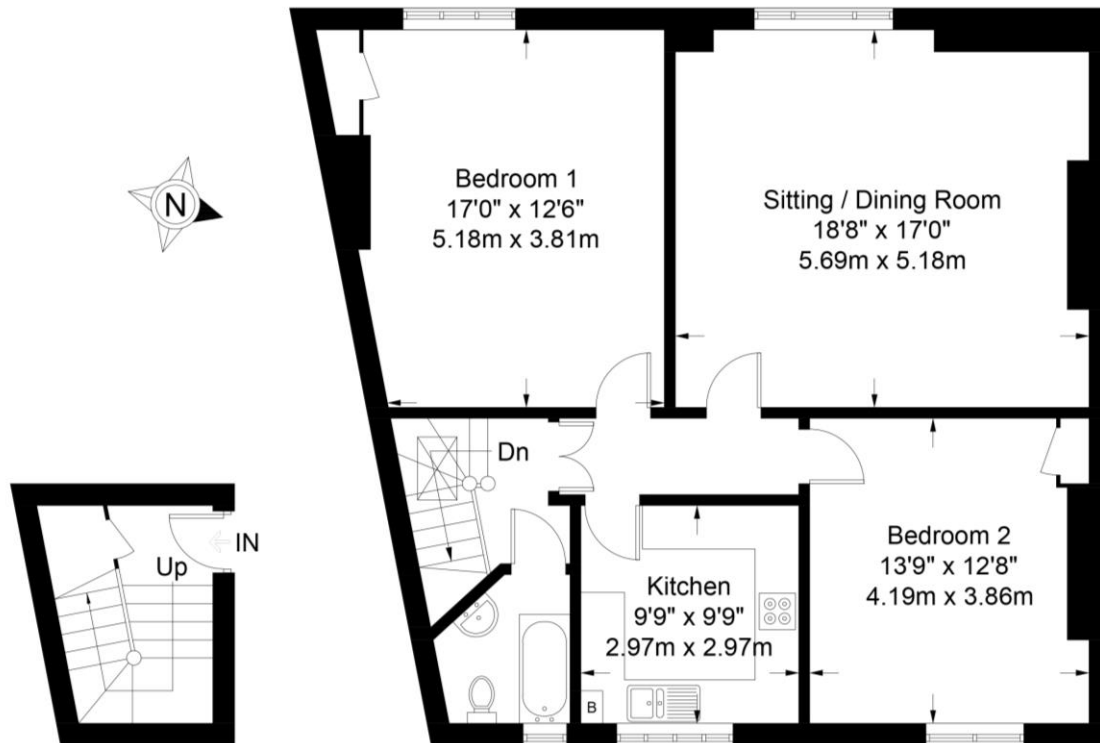
# Flat 4, 8 Lansdown Terrace

Malvern Road, Lansdown, Cheltenham GL50 2JT

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A spacious top floor flat forming part of this commanding Grade 2 listed building which is located within easy reach of Montpellier and central Cheltenham's facilities.



**Flat 4 8 Lansdown Terrace** Malvern Road Lansdown Cheltenham GL50 2JT  
Approximate Gross Internal Area 1067 sq ft / 99.1 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Located in a lovely part of town and forming part of a commanding Grade 2 listed stone dressed terraced this top floor flat offers spacious accommodation.

A well-presented and kept communal staircase leads up to the property. The front door opens into a split level entrance hall with stairs leading up to a landing and inner hall. The sitting room (c.18'8x17') is well proportioned with a wide window providing far reaching westerly views. To the rear of the flat is a modern fitted kitchen with a good number of units and a well-appointed modern bathroom fitted with a white suite. Both the bedrooms are double rooms and of a good size. The property offers good storage with a large under stairs cupboard and substantial loft space.

There are 4 car parking spaces to the front of the building available on a first come first served basis. Resident car parking is available on street - Zone 13.

The property is well presented, is being sold chain free and features gas fired central heating to radiators.

The refurbishment of the front of the building is in its final stages.

### General

**Services:** All main services are believed to be connected

**Local Authority:** Cheltenham Borough Council

**Council Tax:** Band C

**EPC:** Exempt

### Lease Details

**Tenure:** Leasehold with a 1/5th share of the freehold

**Freeholder:** 8 Lansdown Terrace Residents Association Ltd.

**Lease:** 999 year lease commencing 15th December 1967.

**Service Charge:** £1,200 per annum.

**Ground Rent:** £5 per annum.

**Managing Agent:** The building is self-managed.

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