

HUNTERS®

HERE TO GET *you* THERE



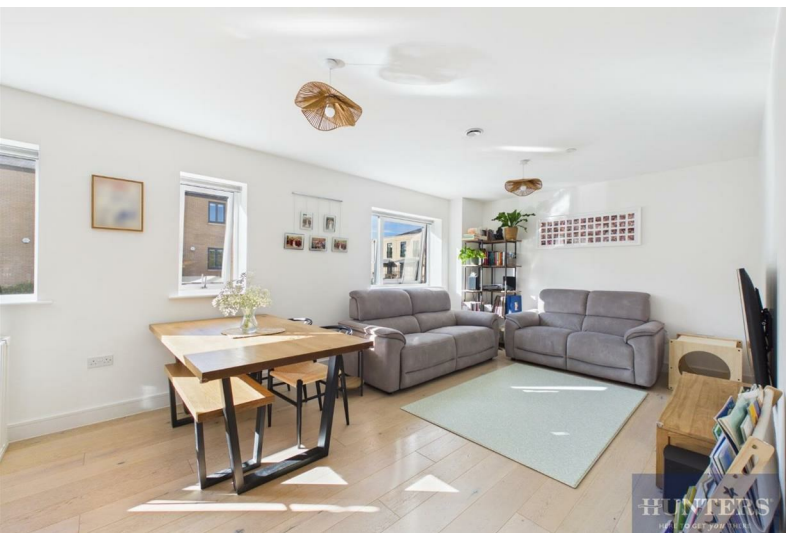
Lansdown Road

Cheltenham, GL51 6QQ

Asking Price £385,000



Council Tax: C



HUNTERS
HERE TO GET YOU THERE

HUNTERS
HERE TO GET YOU THERE

Richardson Court Lansdown Road

Cheltenham, GL51 6QQ

Asking Price £385,000



Welcome to Richardson Court, a purpose-built block of luxury two-bedroom flats located in Lansdown, just off Cheltenham's avantgarde Montpellier district famous for its proliferation of cafe's, bars and boutique shops.

This impressive first floor apartment; built by the nationally acclaimed Cala Homes, offers immaculate presented accommodation and has been very well cared for by its present owners. The well-appointed kitchen sits open plan to the sitting room presenting as 25'+ of living space, fabulous for entertaining friends and family. The sleek modern kitchen also benefits from the apartment having a separate utility room housing the laundry and associated machines out of eyesight.

The main bedroom has been well designed with a dressing area with two double built-in wardrobes and a door leading to a very pleasant balcony, a perfect place to sit and have breakfast. A further door opens to the dedicated en-suite bathroom with large shower cubicle, sink and bathroom.

Bedroom two benefits from a box bay window and exclusive use of the main bathroom.

The communal areas of the building are immaculate and beautifully maintained with a modern glass and chrome theme. The main foyer offers either stairs or lift access to the apartment. Outside, the apartment has its own dedicated parking space with visitor parking spaces available.

Richardson Court is one of three high-end blocks of luxury apartments built in 2019. The location benefits from easy pedestrian access to the towns rail station and the Montpellier region, host to the famous Cheltenham festivals including the Jazz, Food, Literature, Music and Science festivals. The apartment location also benefits from a simple straight-line access to the M5 Motorway making this a perfect spot for anyone who commutes for a living.

This property comes highly recommended

All viewings are by appointment only.

Tel: 01242 528500

- A Luxury First Floor Two Double Bedroom Purpose Built Apartment
- Separate Utility Room
- Balcony from Bedroom One
- Close to Montpellier and Town Centre
- Council Tax Band C | Energy Rating B

- Two Bathrooms
- Designated Off Road Parking & Lift Access to All Floors
- Gas Under Floor Heating
- Annual Service Charge £1900pa | Annual Ground Rent £300
- Tenure - 250 Year Leasehold (starting 01/01/2019)

Kitchen / Living Room
25'9" x 11'9" (7.85 x 3.59)

Utility Room
6'5" x 4'10" (1.97 x 1.49)

Bedroom One
14'2" x 8'5" (4.33 x 2.59)

En-Suite
8'4" x 3'10" (2.56 x 1.18)

Balcony
10'9" x 3'5" (3.29 x 1.06)

Bedroom Two
14'2" x 8'5" (4.33 x 2.59)

Main Bathroom
7'10" x 5'8" (2.39 x 1.74)

Off Road Parking Space



Road Map



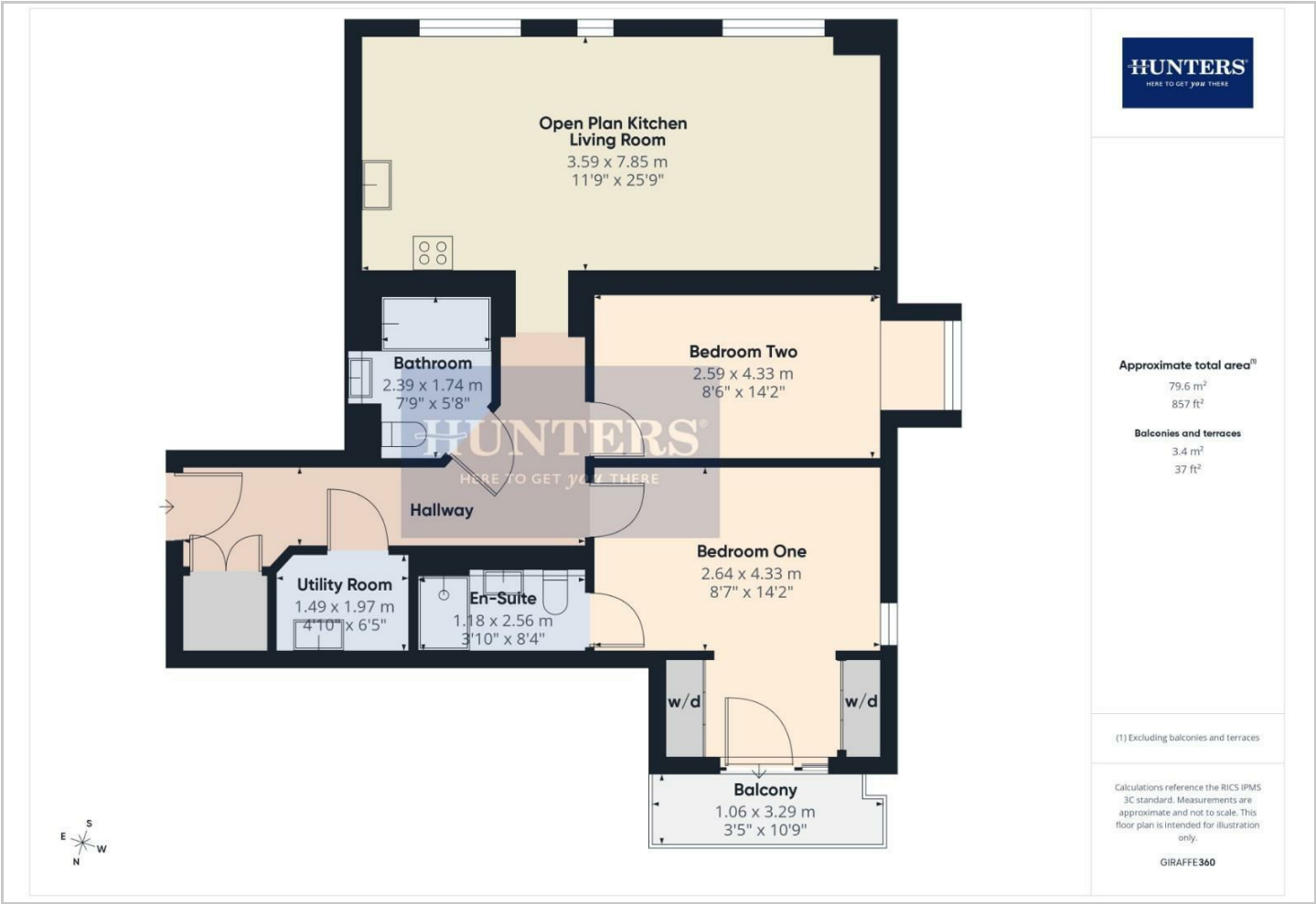
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.