



Flat 2, Chelholm 46 Lansdown Road, Cheltenham, GL51 6PU

£1,950 Per month

**TO LET**



- Two Bedrooms and a Study/Single Bedroom
- Part Furnished
- Spacious Lounge
- Modern Shower Room
- En-suite with Bath and Shower Cubicle
- Modern Kitchen
- Gas Central Heating
- One Off Road Parking Space
- Council Tax Band - D
- EPC Rating - D



## Directions

## THE PROPERTY

A spacious first floor period apartment set back from the popular Lansdown Road in Cheltenham and within a short walking distance of Montpellier, the Promenade, the Town Centre and Cheltenham Spa Train Station. Excellent communications links to the M5.

The property is very well presented and beautifully proportioned throughout and is offered on a part or unfurnished basis. The accommodation is accessed by a private lift from the communal reception hall on the ground floor directly into the flat, opening into a large entrance hall. The apartment benefits from a large kitchen/diner with appliances included, a spacious drawing room with feature fire place, significant main bedroom again with feature fireplace and ensuite shower with separate bath, a further double bedroom, a smaller third room which can be used as a single bedroom or study and a modern shower room. Heated throughout by gas central heating.

Externally the property has off road allocated parking for one car and use of an enclosed communal rear garden. A security entry system is in place. Ownership of the Garden Shed sits with Flat 2 and may be available for storage.

## SITUATION