



Top Floor Flat, Treaford House, 54 Lansdown Road, Cheltenham. GL51 6QB.

Occupying the whole of the top floor of this detached period building in Lansdown, this good sized flat consists of living room, kitchen, two bedrooms and a bathroom.

It is gas centrally heated and has an allocated parking space.

Available with no onward chain.



Guide Price: £160,000

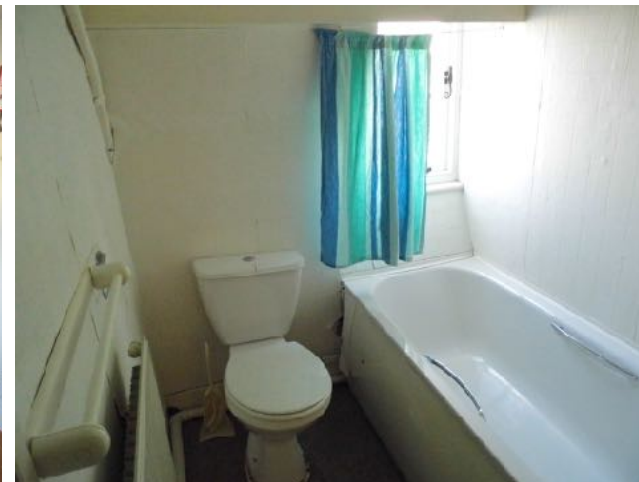
Directions: From Cheltenham town centre, head south-west through Montpellier and onto Lansdown Road. Follow the road on past Westall Green (Texaco petrol station) and through the first set of traffic light. For the second set of traffic lights, stay in the left lane, and Treaford House is the first and second entrances on the right after the lights.

Room Dimensions:

Hallway: 4.86m x 0.97m
Sitting Room: 4.37m x 6.09m
Kitchen: 2.94m x 3.08m
Bedroom 1: 4.58m x 2.91m
Bedroom 2: 2.96m x 2.89m
Bathroom: 1.55m x 2.25m







Tenure: Share of Freehold

The Lease is 99 years from 2014.

We have been advised that the Top Flat contributes 21% of the Buildings Maintenance and the last three years costs were as follows:

2016: £482.82 2017: £613.50 2018: £565.45

Viewing: By prior appointment through Young & Gilling Ltd, 3 Crescent Terrace, Cheltenham, GL50 3PE.

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Agents Note

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fitments, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

Anti – Money Laundering Legislation

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.



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Ground Floor Suite - 3 Crescent Terrace - Cheltenham - GL50 3PE

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