



Garden Flat East, The Priory, 56 Lansdown Road, Cheltenham, Glos. GL51 6QB.

A one bedroom garden flat on Lansdown Road, with easy access to GCHQ, the A40 Golden Valley bypass to Gloucester, M5 Junction 11 (N&S), and less than a mile from Cheltenham Spa railway station and GCHQ.

The property also consists of utility & storage room entrance hall, open plan living room & kitchen, double bedroom and a bathroom.

There is allocated parking for one vehicle.

Available with no onward chain.



Guide Price: £125,000

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Living
Room





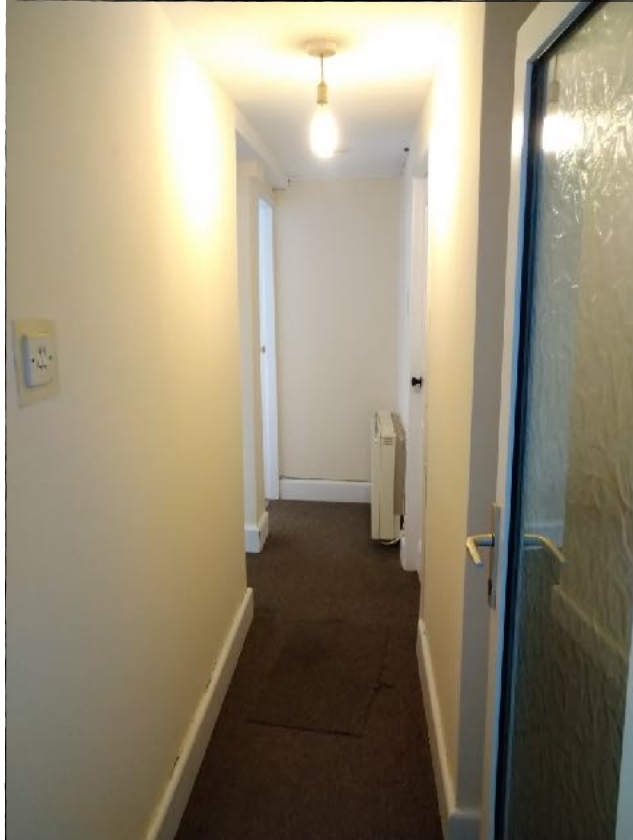
Kitchen



Bathroom



Bedroom



Hallway



Entrance/Utility

Tenure: Leasehold.

The length of Lease is 125 years from 1982.
The service charge is £120.00 per calendar month.
Ground rent is currently £25.00 per annum.

Viewing:

By prior appointment through
Young & Gilling Ltd, First Floor Suite,
1 Royal Crescent, Cheltenham, GL50 3DA.

Tel: 01242 521129

Email: property@youngandgilling.com

Web: www.youngandgilling.com

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, whether given in metric or imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fittings, 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.

Dimensions (max. width x depth):

Entrance:

1.05m x 1.98m

Utility:

2.00m x 1.29m

Hallway:

0.83m x 3.90m

Living Room:

4.42m x 3.89m

Kitchen:

1.77m x 3.13m

Bedroom:

3.09m x 2.92m

Bathroom:

1.18m x 3.07m



Not to scale. This floor plan is intended to give a general indication of the layout only.