

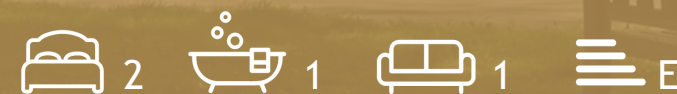


MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



12, Albany House,
Cheltenham GL50 2HY
Price Guide £225,000



12, Albany House,

Cheltenham GL50 2HY

A beautifully presented two double bedroom apartment set in an elevated position within Lansdown, enjoying far-reaching views and a south-facing balcony. Situated within comfortable walking distance of Montpellier, the property offers generous, light-filled accommodation with the benefit of a garage and residents' permit parking.

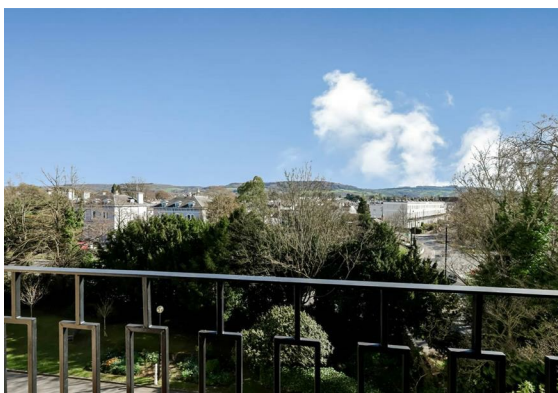
Full Description:

Positioned on the fourth floor and served by lift access, the accommodation is arranged around a welcoming entrance hall, leading through to a particularly impressive sitting and dining room. This is a beautifully proportioned space, filled with natural light, with doors opening onto a private south facing balcony. From here, there are far reaching views across Cheltenham's elegant Regency terraces and towards the surrounding hills, offering a rare sense of openness in such a central setting.

Positioned on the fourth floor and served by lift access, the accommodation is arranged around a welcoming entrance hall, leading through to a particularly impressive sitting and dining room. This is a beautifully proportioned space, filled with natural light, with doors opening onto a private south facing balcony. From here, there are far reaching views across Cheltenham's elegant Regency terraces and towards the surrounding hills, offering a rare sense of openness in such a central setting.

The kitchen has been refitted with a modern range of units and integrated appliances, offering both practicality and a clean, contemporary finish.

There are two well-proportioned double bedrooms, with the principal bedroom benefitting from a walk-in wardrobe, while the second bedroom provides flexible accommodation for guests, a home office or further storage. The bathroom is finished to a good standard, complete with a shower over the bath.





Externally, the property is further enhanced by the benefit of a private garage, complemented by residents' on street permit parking available via the local authority. A convenient pedestrian gate provides direct access onto Lansdown Road. The apartment is warmed throughout by electric heating.

Situation:

Lansdown is widely regarded as one of Cheltenham's most desirable residential districts, characterised by its handsome Regency architecture, tree-lined avenues and proximity to the town centre. The area offers a refined yet convenient lifestyle, with Montpellier just a short stroll away.

Montpellier forms the cultural and social heart of Cheltenham, renowned for its elegant boutiques, independent cafés, wine bars and restaurants, as well as the beautifully maintained Montpellier Gardens, which host a variety of festivals throughout the year.

Cheltenham itself is famed for its Regency heritage, excellent schooling and strong transport links, including access to the M5 and direct rail services to London Paddington.

Further Information

Virtual Furnishings: Some images include virtual furnishings for guidance only. The property is let/sold unfurnished and items shown are not included.

Tenure: Leasehold

Lease Length: 188 years remaining

Service Charge: £1,800 per annum

Ground Rent: £100 per annum

Managing Agent: Cambray Property Management

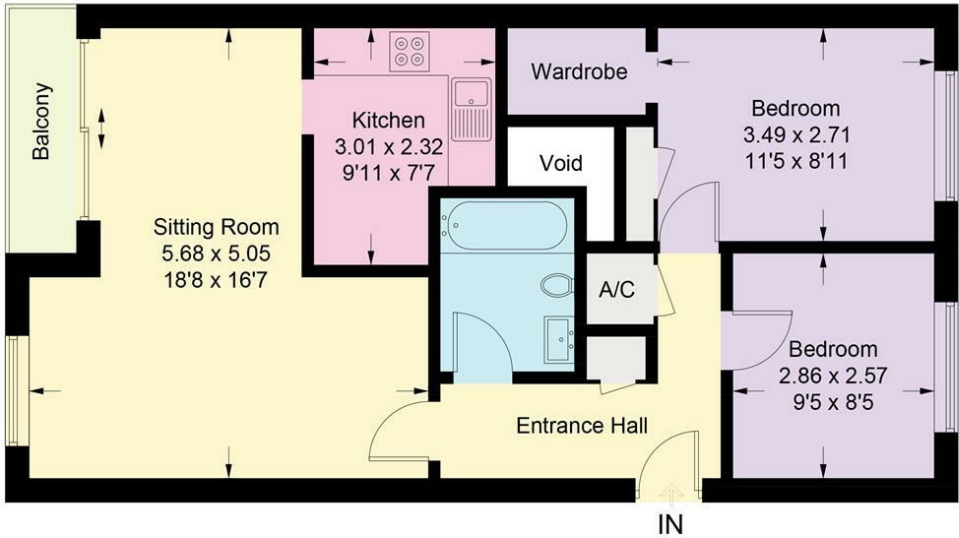
Services: Mains electricity, water and drainage

Local Authority: Cheltenham Borough Council. Tel. 01242 262626

Council Tax Band: C

Floor Plan

Albany House
Approximate Gross Internal Area = 60.7 sq m / 653 sq ft
Garage = 11.4 sq m / 123 sq ft
Total = 71.5 sq m / 776 sq ft
(Excluding Void)

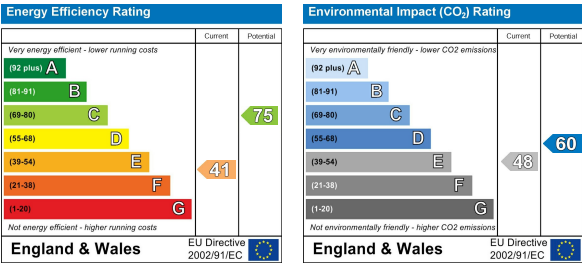


(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1289464)

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

Rotunda Buildings Montpellier Exchange
Cheltenham
Gloucestershire
GL50 1SJ

T. 01242 514 285
E. sales@morgan-associates.co.uk
W. www.morgan-associates.co.uk