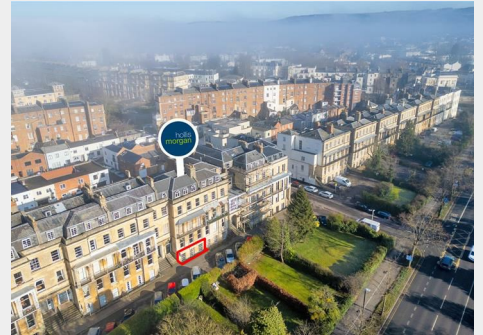


## 18 Lansdown Place, Montpellier, Cheltenham, GL50 2HX

Auction Guide Price +++ £135,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH MARCH 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- MARCH LIVE ONLINE AUCTION
- LEASEHOLD 1 BED FLAT ( 534 Sq Ft )
- PRIVATE ENTRANCE & COURTYARD
- REDUCED - WAS £170K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Leasehold 1 BED FLAT ( 534 Sq Ft ) with PRIVATE ENTRANCE and COURTYARD | Reduced PRICE for AUCTION | Communal PARKING and GARDENS.

# 18 Lansdown Place, Montpellier, Cheltenham, GL50 2HX

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 18 Lansdown Place, Cheltenham GL50 2HX

Lot Number 35

The Live Online Auction is on Wednesday 12th March 2025 @ 17:30  
Registration Deadline is on Monday 10th March 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Leasehold flat occupying the garden level of this imposing Grade II Listed terraced period property. The flat has a private entrance leading to bright and airy accommodation ( 534 Sq Ft ) comprising reception room, separate kitchen and bedroom plus bathroom. There is a private courtyard garden and charming communal gardens plus communal parking.  
Sold with vacant possession.

Tenure - Leasehold - 189 years from 29th September 1993  
Management Fees - Freeholder invoices at the end of each year for any maintenance  
Ground Rent - £150 per annum  
Council Tax - Band A  
EPC - Grade II Listed  
Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

VACANT | REDUCED FOR AUCTION

The flat is offered with vacant possession and is reduced for sale by auction having previously been listed with respected local agents for £170,000. Now offering exceptional value and in good decorative order to suit both investors and owner occupiers located just moments from Cheltenham promenade.  
Scope for £825 pcm | £9,900 pa

### LOCATION

The centre of this historic town is easily accessible with its plethora of quality shops, other facilities within the area include schools, churches and sports facilities. GCHQ is within a short distance whilst the famous Cheltenham Racecourse lies on the outskirts of the town. There is a direct and quick connection to the M5 motorway giving access to the Midlands and the south west and connecting with the M4 motorway just north of Bristol.

### SOLICITORS & COMPLETION

Jan Sefton  
Wards  
01275 850460  
jan.sefton@wards.uk.com  
<https://wards.uk.com/>

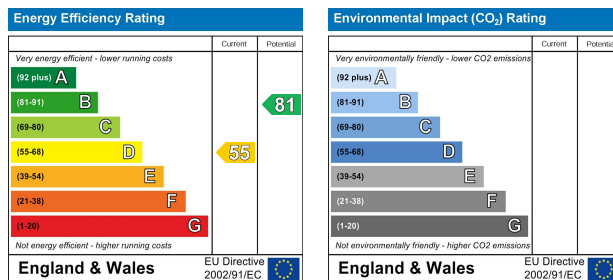
### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

**hollis  
morgan**

Tel: 0117 973 6565  
Email: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)  
[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered 7275716.  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.