



28 Lansdown Crescent, Cheltenham - GL50 2LF

Cheltenham

In Excess of £230,000



Flat 6

28 Lansdown Crescent, Cheltenham

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Parking Available
- Walking Distance To Montpellier and The Town Centre
- Two Bedrooms
- Situated In The Popular Lansdown Crescent
- Offered With A Share Of The Freehold
- Upper Floor Apartment





Cook Residential is delighted to bring to the market this beautifully presented two-bedroom top-floor apartment, situated within a charming period building in the sought-after district of Lansdown. Nestled in a quiet residential area and just a short stroll from the fashionable Montpellier, this property offers the perfect blend of classic character and contemporary living. With a spacious sitting/dining room, a modern kitchen, and a versatile second bedroom or office, this home is ideal for first-time buyers, investors, or those looking to downsize. Offered with No Onward Chain.

Hallway: The generous hallway offers access to all rooms in this two bedroom property including a walk in storage cupboard.

Sitting/Dining Room: This beautifully appointed sitting/dining room forms the heart of the home, showcasing delightful views and a bright, welcoming ambiance. Two large windows bathe the space in natural light, while a decorative feature fireplace adds a charming nod to the property's period character. Perfect for both relaxation and entertaining, this room exudes timeless elegance.

Kitchen: The modern kitchen boasts a sleek range of pale blue wall and base cabinetry complemented by stylish grey worktops and a classic ceramic sink. Designed with both aesthetics and practicality in mind, it features an integrated oven, electric hob, and a striking extractor fan, along with a built-in microwave and dishwasher. An under the counter washing machine and a full-sized fridge freezer are also included, together with a small fitted breakfast bar, ensuring this compact yet highly functional space meets every need.

Primary Bedroom: The main bedroom offers a tranquil retreat, benefitting from views that enhance its peaceful ambience. The room benefits from a fitted wardrobe leaving ample space for a double bed and additional furnishings, this room provides the perfect sanctuary for rest and relaxation.

Second Bedroom/Office: This adaptable space offers flexibility for modern living, whether utilized as a guest bedroom, a home office, or a creative studio. With front aspect views, it provides a bright and inspiring environment to suit a variety of needs.

Bathroom: The bathroom is a showcase of contemporary design, featuring a bath with shower over, a WC, and a wash basin. Fully tiled walls and flooring add a practical yet elegant finish to this space.

Parking: Parking is available on a first come, first served basis. Additionally, on-street permit parking is conveniently available nearby, offering ease for daily living.

Tenure: Share of Freehold

Lease Length: 959 years remaining

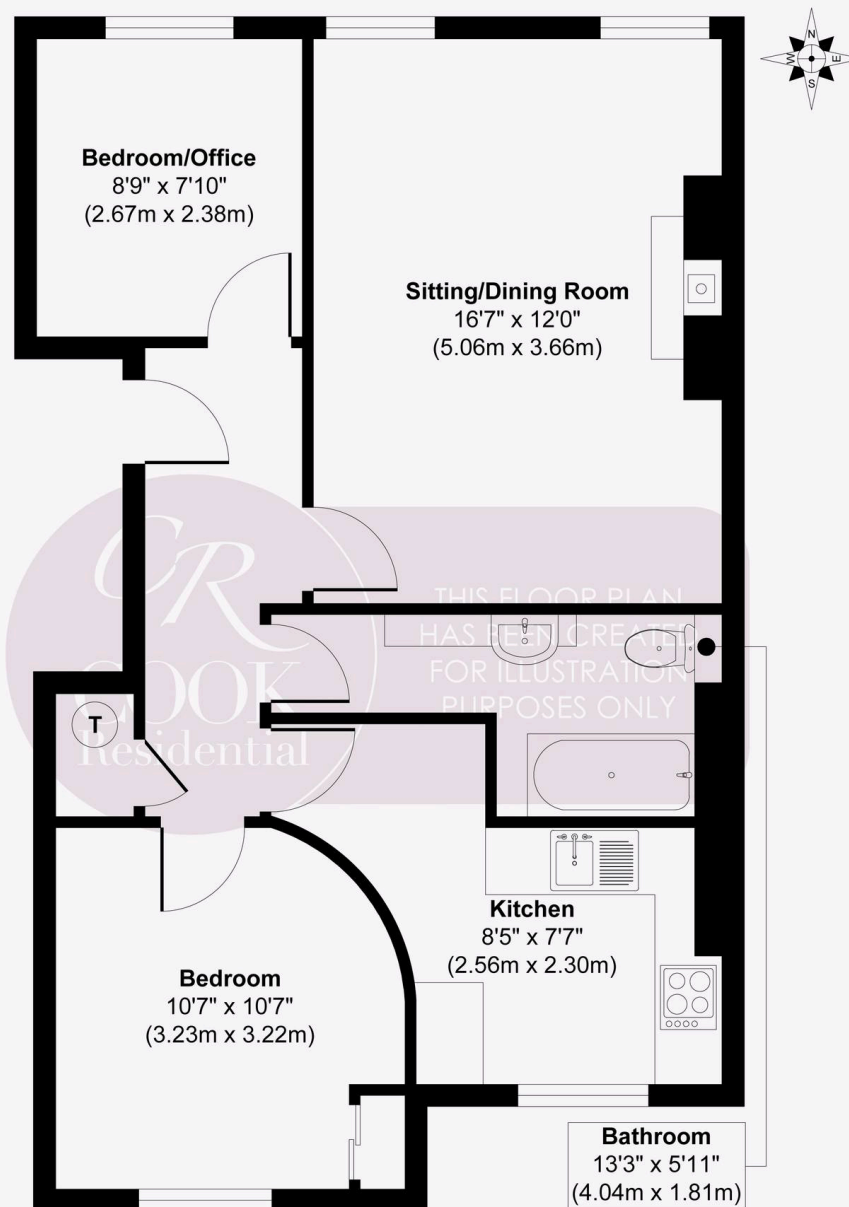
Service Charge: £1,500 per annum (reviewed annually)

Council Tax Band: B

Location: Situated in the desirable district of Lansdown, this property benefits from its proximity to local amenities, excellent transport links, and the vibrant atmosphere of Montpellier. With its unique combination of urban convenience and peaceful surroundings, this location is ideal for those seeking the best of both worlds.

Cheltenham is renowned for its regency architecture and vibrant cultural scene, including festivals for literature, music, science, and jazz, as well as the world-famous National Hunt Racing Festival and The Cheltenham Gold Cup. The town boasts an array of excellent schools, including the internationally recognized Cheltenham College and Cheltenham Ladies College. The town centre offers a rich selection of local and high-street shops, eateries, bars, and art galleries, making it a sought-after destination for residents and visitors alike.

Disclaimer: All information regarding the property details, including its position on the Share of Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and provided for guidance purposes only.



Floor Plan

Approx. Gross Internal Floor Area 611 sq. ft / 56.77 sq. m

Produced by Elements Property





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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.