



01242 500 250
COOK
Residential
FOR SALE

Lansdown Terrace Malvern Road, Cheltenham - GL50 2JT

Cheltenham

In Excess of £325,000



Lansdown Terrace Malvern Road, Cheltenham

Council Tax band: C

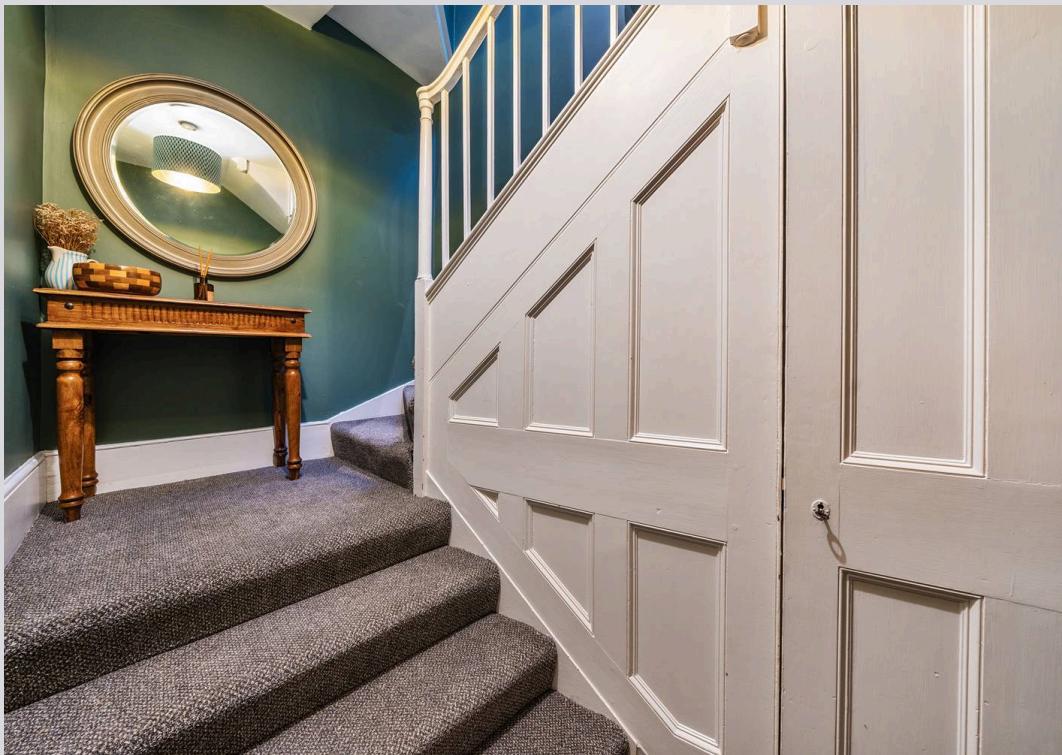
Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Top Floor Apartment
- Beautiful Views Across Cheltenham
- Two Double Bedrooms
- Large Reception Room
- Walking Distance To Montpellier and The Town Centre
- Off Street Parking Available





Cook Residential is delighted to present this charming top-floor period apartment, situated in the highly sought-after Lansdown area of Cheltenham. Boasting a share of the freehold, this elegant home offers fantastic views, spacious accommodation, and the added convenience of basement storage—perfect for bikes or additional belongings. Positioned within a stunning period building, this property seamlessly blends character features with modern touches, creating a stylish yet practical living space.

Entrance: Upon entering the apartment, you are welcomed by a bright and inviting stairway entrance providing a dedicated space to store coats and shoes before ascending to the main living areas.

Reception Room: At the heart of this beautiful home is the generously proportioned reception room, bathed in natural light thanks to large windows that showcase far-reaching views. This versatile space is ideal for both relaxing and entertaining, with high ceilings adding to the sense of grandeur.

Kitchen: The well-appointed kitchen is thoughtfully designed to maximise both style and function. Featuring sleek white cabinetry, black countertops offering ample worktop space, and integrated appliances such as an oven and hob and extractor fan as well as space for a fridge freezer, washing machine and dishwasher it offers everything needed for modern living while complementing the apartment's period charm with beautiful views.

Bedroom One: A spacious and serene retreat, this impressive bedroom benefits from wonderful proportions and a stunning outlook, creating a peaceful sanctuary at the end of the day.

Bedroom Two: This is a large second bedroom, perfect for guests, a home office, or additional living space, offering flexibility to suit your needs.

Bathroom: The apartment's stylish bathroom is fitted with a contemporary suite, including a bath with shower over, WC, and washbasin, all finished with elegant tiling.

Basement Storage: A highly desirable feature, the property benefits from basement storage, providing the perfect space for bikes, luggage, or seasonal belongings—an invaluable addition for apartment living.

Tenure: Share of Freehold

Lease Length: 941 years remaining

Service Charge: £1,620 Per Annum

Service Charge Review Period: Annually

Ground Rent: £5 Per Annum

Council Tax Band: C

Located in the prestigious Lansdown area, this apartment enjoys close proximity to Montpellier's vibrant cafes, boutique shops, and excellent transport links. Cheltenham is a beautiful Regency Town, famous for its many festivals, including Literature, Music, Science, Jazz and the legendary National Hunt Racing Festival, The Cheltenham Gold Cup. In addition to its festivals, Cheltenham also has an enviable reputation for its excellent schools; some are internationally recognised, including the renowned Cheltenham College and Cheltenham Ladies College.

Viewings are strictly by appointment only. Please contact Cook Residential to arrange a viewing.

All information regarding the property details, including its position on Share of Freehold, is to be confirmed between vendor and purchaser solicitors.

All measurements are approximate and for guidance purposes only.



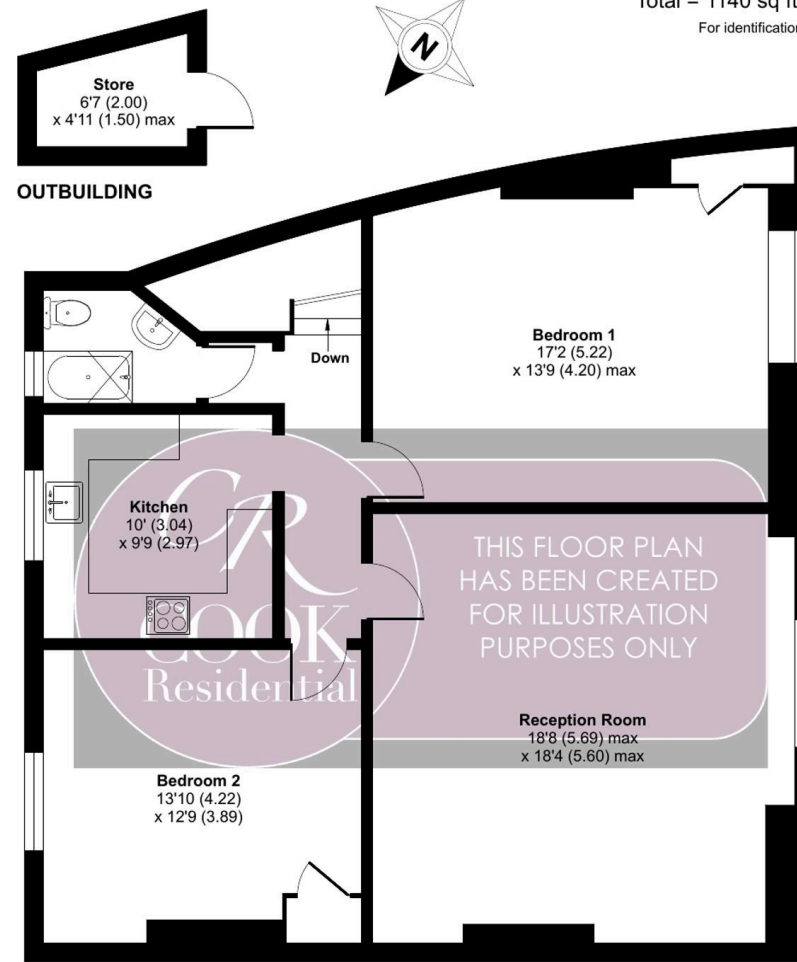
Malvern Road, Cheltenham, GL50

Approximate Area = 1113 sq ft / 103.4 sq m

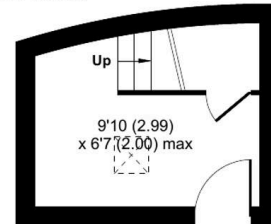
Outbuilding = 27 sq ft / 2.5 sq m

Total = 1140 sq ft / 105.9 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR





Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

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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.