



John Dower House, Crescent Place, Cheltenham Town Centre, GL50 3PG

CR  
Guide Price £350,000



## John Dower House, Crescent Place

Cheltenham Town Centre, GL50 3PG

Luxury Grade II listed apartment in Cheltenham Town Centre, A short stroll from Montpellier. Period features, modern conveniences, spacious interiors, 2 bedrooms, grand communal entrance, elegant sitting room, stylish kitchen, peaceful bedrooms, high-spec bathroom. Parking, leasehold, vibrant location.

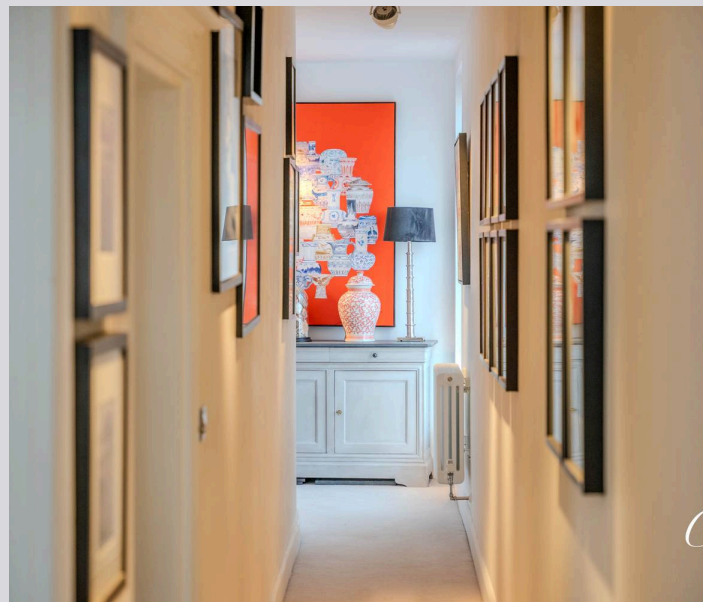
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain
- Grade II Listed
- Situated A Short Stroll From Montpellier
- Two Bedroom Apartment Situated On The First Floor
- Each Apartment Resides On Its Own Floor
- Lift Access
- Allocated Secure Car Parking Space With Disabled Access





Set within the luxury Grade II listed John Dower House, this first floor apartment offers an opportunity to enjoy elegant period living in the very heart of Cheltenham Town Centre just a two minute stroll from Montpellier. The property combines thoughtfully arranged accommodation with grand architectural features, including high ceilings and large sash windows, while benefitting from modern convenience with lift access and secure underground parking. Spacious, light-filled interiors include two double bedrooms, a stylish kitchen-breakfast room, an elegant sitting room, and a beautifully appointed bathroom.**Communal Entrance:** The communal entrance immediately sets the tone for this prestigious building. A striking foyer with ornate detailing, high ceilings and patterned tiled flooring creates a lasting impression, while the sweeping staircase rising through the centre of the house reflects its Regency heritage. Natural light cascades from above, illuminating the elegant communal spaces. For practicality, a lift provides direct access to each floor as well as the secure underground parking, blending timeless character with modern convenience. The communal entrance also benefits from a CCTV system for added security and peace of mind.

**Entrance Hall:** The apartment's private hallway is generous and welcoming, with a large sash window drawing in natural light. The space has been designed to accommodate a study or reading nook, while soft neutral tones create an inviting first impression. The video/phone entry system offers additional peace of mind, with the ability to connect to fellow residents, emergency services, and the on-site management team.

**Sitting Room:** The sitting room is an elegant and beautifully proportioned space that highlights the grandeur of John Dower House. Full-height sash windows overlook the front aspect and flood the room with light, while decorative cornicing and soaring ceilings emphasise its period charm. An original marble fireplace with a slate hearth provides a striking focal point, complemented by engineered wood flooring. The scale of the room allows for both formal entertaining and everyday comfort, creating a versatile and impressive living area.

**Kitchen / Dining Room:** Bright and welcoming, the kitchen-breakfast room combines classic detailing with contemporary finishes. Overlooking the communal courtyard, it provides ample room for a dining table, with a decorative fireplace and sash window enhancing the sense of charm. The kitchen is fitted with sleek, soft-close cabinetry, quartz composite worktops, tiled splashbacks, and under-counter lighting, alongside integrated appliances including a Bosch oven, hob and microwave, Bosch fridge-freezer, and a raised-height Fisher & Paykel dishwasher. A utility cupboard discreetly houses a Bosch washing machine, separate Bosch tumble dryer, and the Heat Interface Unit system, ensuring both style and practicality.

**Bedroom One:** The principal bedroom is peacefully located at the rear of the apartment and enjoys views over the communal gardens. Well-proportioned and tastefully presented, it offers ample space for furnishings, with neutral décor and soft carpeting enhancing its restful atmosphere. **Bedroom Two:** Also overlooking the gardens, the second double bedroom is a versatile and inviting space. Its calm palette and generous layout make it well-suited as a guest bedroom, home office, or second bedroom, offering flexibility to suit individual needs.

**Bathroom:** The bathroom is finished to a high standard, with a contemporary suite comprising a large walk-in shower with rainfall head, a vanity unit with inset basin, a concealed cistern WC, and a mirrored cabinet with integrated lighting. Frosted sash windows allow in natural light while maintaining privacy, and a heated towel rail and storage shelves add both comfort and function.

**Parking:** This apartment benefits from an allocated parking space within the secure underground car park, located on the lowest level of the building. The car park is well lit and monitored, benefiting from lift access. This rare and highly practical feature ensures both security and ease of access right in the centre of Cheltenham.

**Tenure:** Leasehold

**Lease Length:** Approximately 994 years remaining

**Service Charge:** £6,358.44 per annum (This Includes all water usage and under croft car parking)

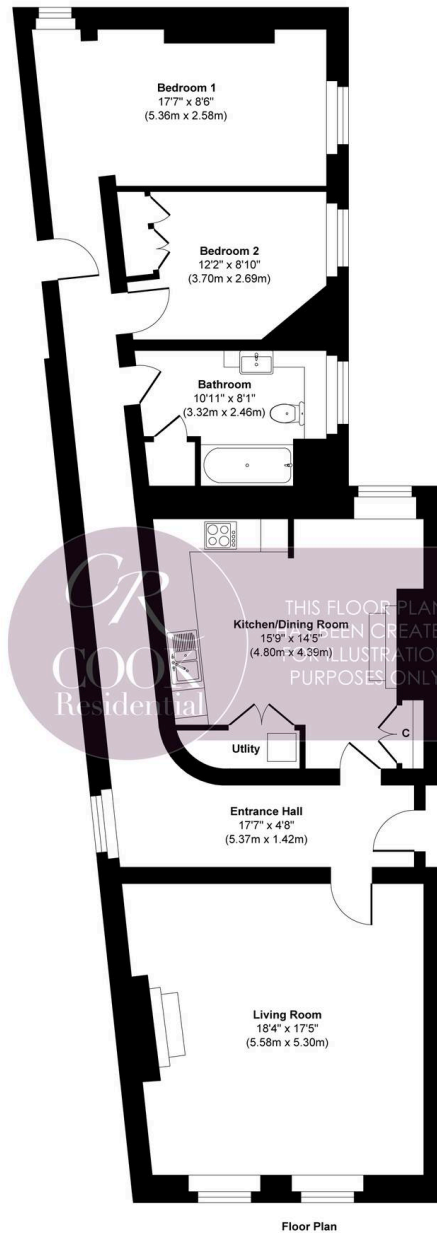
**Service Charge Review Period:** Annually

**Ground Rent:** £250 per annum

**Council Tax Band:** C (Cheltenham Borough Council)

**Location:** John Dower House is ideally placed in the heart of Cheltenham, just a short stroll from the Promenade and Montpellier, both renowned for their Regency architecture, boutiques, cafés and restaurants. Cheltenham itself is a vibrant cultural destination, hosting internationally acclaimed festivals of literature, music, jazz and science, as well as the world-famous Cheltenham Gold Cup at the Racecourse. The town is equally well regarded for its excellent schools, including Cheltenham Ladies' College and Cheltenham College. Green spaces such as Montpellier Gardens and Pittville Park offer wonderful opportunities for leisure and relaxation, while Cheltenham Spa railway station provides direct links to London and other major cities, making this an outstanding location for both convenience and lifestyle.

**Disclaimer:** All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



Approx. Gross Internal Floor Area 1178 sq. ft / 109.52 sq. m  
Produced by Elements Property





## Cook Residential

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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.