



Lansdown Crescent, Lansdown, GL50 2NG

Guide Price £130,000



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Lansdown Crescent

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Studio apartment in Grade II listed Georgian crescent with far-reaching town views, classic character, modern amenities, no onward chain. Communal entrance, light-filled living space, sleek kitchen, white suite bathroom, beautiful views. Leasehold 140 years, service charge £1,128/yr, A council tax band. Iconic Regency address near town centre, shops, restaurants, train station. Measurements approximate, verify details independently.

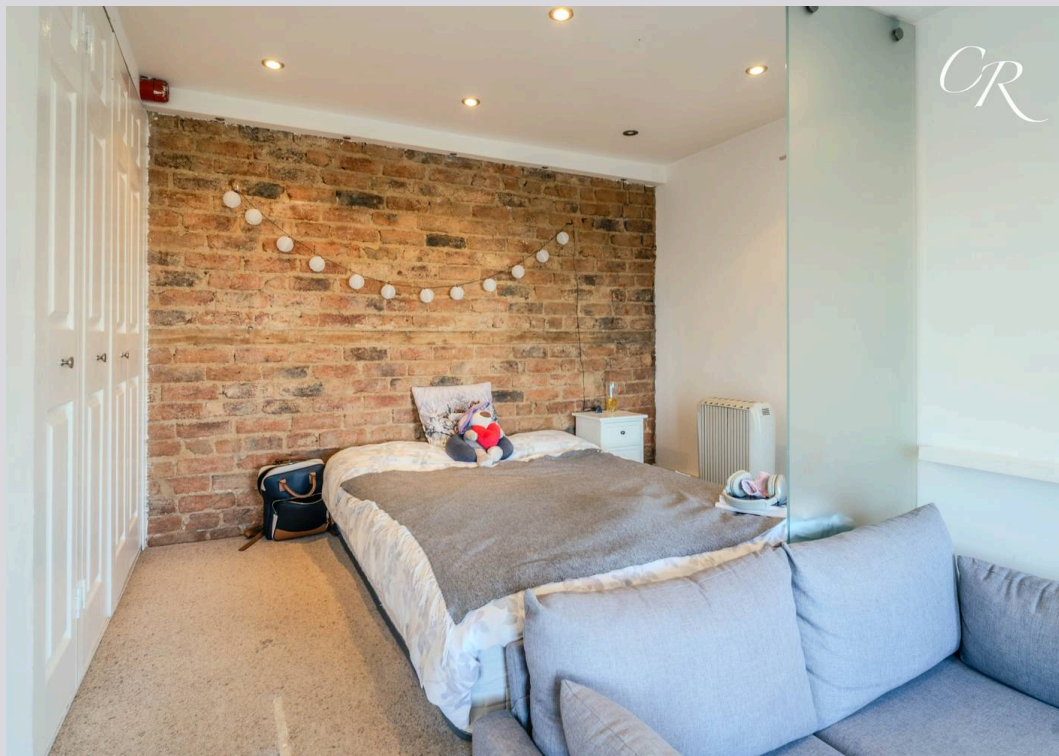
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: G



- No Onward Chain
- Upper Floor Studio Apartment
- Separate Kitchen & Bathroom
- Grade II Listed
- Fabulous Views over Cheltenham
- Desirable Location A Short Distance to Montpellier & The Town Centre



A delightful studio apartment positioned on the top floor of an imposing Grade II listed Georgian crescent, ideally situated in one of Cheltenham's most sought-after addresses. The property enjoys far-reaching views across the town and combines classic period character with modern convenience. Offered to the market with no onward chain.

Communal Entrance: The building is accessed via an impressive pillared entrance leading into a beautifully maintained communal hallway with elegant period detailing and a grand staircase rising to the upper floors.

Studio / Sitting Room: The main living and sleeping space offers a wonderful sense of light and openness, with two large sash windows framing far-reaching rooftop views over Cheltenham. A feature exposed brick wall adds warmth and texture, while the raised sleeping area provides natural separation within the room. The high ceilings, period mouldings, and decorative fireplace retain the charm of the building's Georgian heritage, complemented by a comfortable seating and study area.

Kitchen: Compact yet thoughtfully designed, the kitchen is fitted with sleek modern cabinetry, contrasting work surfaces, and integrated electric appliances including oven, hob, and extractor. A window provides natural light and ventilation, and the layout maximises practicality for everyday living.

Bathroom: The bathroom is fitted with a white suite comprising a panelled bath with shower over, pedestal wash basin, and WC. Tiled surrounds and a large wall mirror create a bright and functional space.

View: The apartment enjoys beautiful elevated views across Cheltenham's rooftops towards St Gregory's Church and the surrounding greenery a peaceful backdrop rarely found in such a central position.

Additional Details: No Onward Chain, Grade II Listed Georgian Crescent, Electric Heating (no gas), Parking on a first-come, first-served basis

Leasehold: 140 years remaining

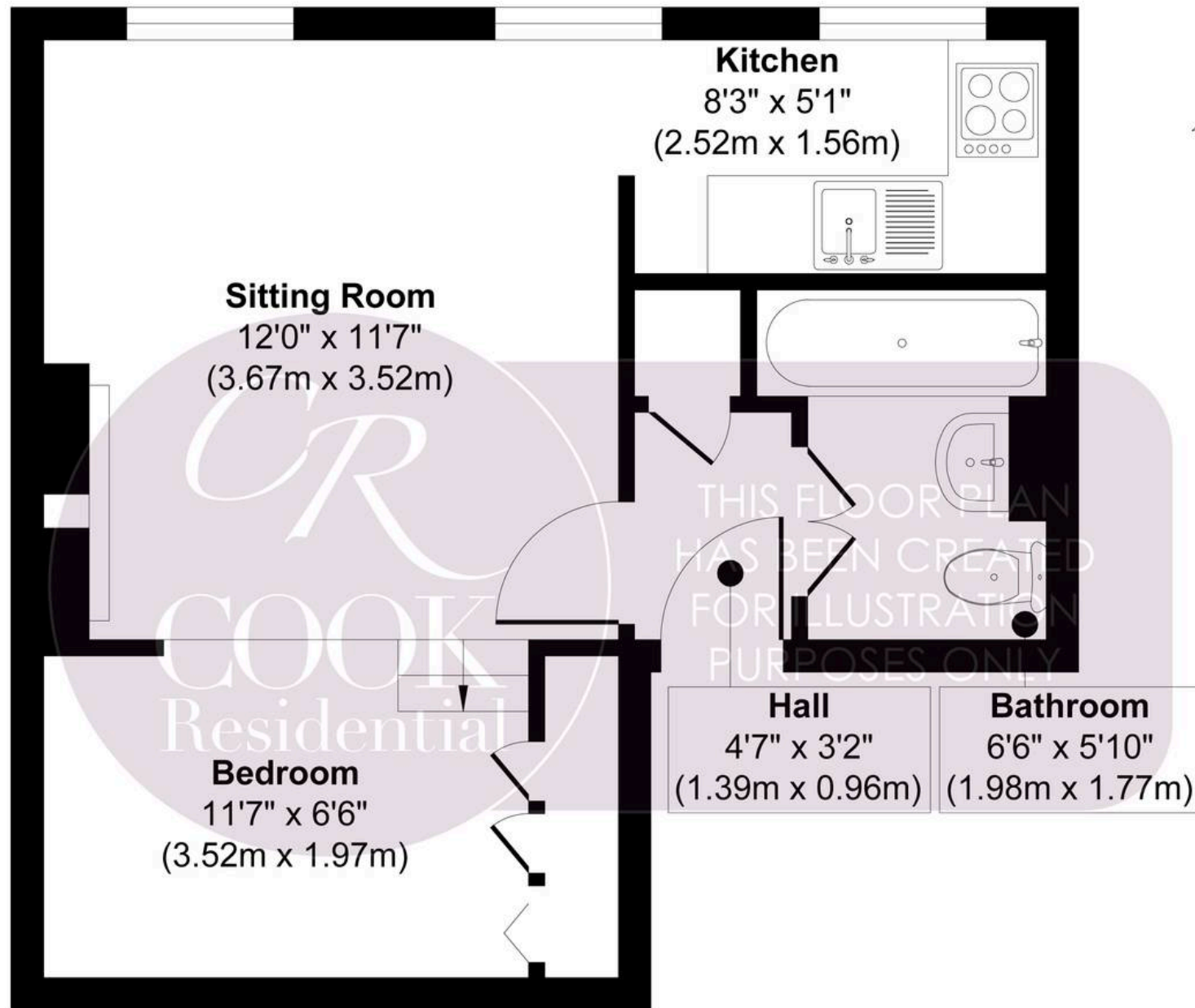
Service Charge: £1,128 per annum

Ground Rent: TBC

Council Tax Band: A

Location: Lansdown Crescent is one of Cheltenham's most iconic Regency addresses, perfectly placed for access to Montpellier, The Suffolks, and the town centre. The area is known for its elegant architecture, boutique shops, cafés, and restaurants, all within easy walking distance. Cheltenham Spa train station and major road links including the M5 are close by, making it ideal for commuters and those seeking a vibrant town lifestyle.

Disclaimer: Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



Third Floor

Approx. Gross Internal Floor Area 320 sq. ft / 29.82 sq. m

Produced by Elements Property





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