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Malvern Road, Lansdown, GL50 2JS

Guide Price £325,000



## Malvern Road

Lansdown, GL50 2JS

A beautifully presented first-floor, two-bedroom apartment offering a refined blend of period character and modern comfort, set within one of Cheltenham's most desirable central locations.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: F

- Elegant Grade II Listed Building
- Two Bedroom First Floor Apartment
- Bright Sitting/Dining Room With Private Balcony
- Contemporary Kitchen With Integrated Appliances
- Ample Off Road Parking
- Attractive Communal Gardens





Occupying a prime position within an elegant Grade II listed building, this beautifully presented first-floor, two-bedroom apartment offers a refined blend of period character and modern comfort, set within one of Cheltenham's most desirable central locations. The apartment provides well-balanced accommodation, complemented by a private balcony, off road parking and access to attractive communal gardens.

**Communal Hallway:** The building is approached via an impressive and well-maintained communal entrance hall, showcasing classic period proportions and an elegant staircase, setting the tone for the apartment itself.

**Sitting/Dining Room:** On entering the apartment is the particularly attractive and well-proportioned reception room, flooded with natural light via tall glazed doors opening directly onto the balcony. The room offers flexible living and dining areas, comfortably accommodating a dining table and seating arrangement, making it ideal for both everyday living and entertaining.

**Balcony:** Accessed directly from the sitting/dining room, the balcony provides a panoramic views across Lansdown and out to Leckhampton Hill. A delightful outdoor seating area, ideal for morning coffee or evening relaxation.

**Entrance Hall:** A welcoming central hallway providing access to all principal rooms. The space benefits from two generous storage cupboards, as well as loft access and storage which creates a practical and well-organised introduction to the apartment.

**Kitchen:** Adjacent to the sitting/dining room, the kitchen is thoughtfully arranged and fitted with classic shaker-style cabinetry, ample worktop space and a full range of integrated appliances, including a hob, oven, extractor hood, fridge freezer and slimline dishwasher. A window provides natural light, creating a bright and practical cooking environment.

**Bedroom One:** A generous double bedroom enjoying excellent proportions and a calm, neutral finish. The room benefits from extensive built-in wardrobes, providing excellent storage without compromising floor space.

**Bedroom Two:** A versatile second bedroom, ideal for use as a guest room, enjoying good natural light and flexibility of use. The apartment benefits from an additional home office/study space just outside the second bedroom, adding flexibility to the accommodation.

**Bathroom:** Stylishly appointed and fitted with a contemporary white suite comprising a freestanding bath, separate walk-in shower, wash hand basin, WC and heated towel rail.

**Outside:** Residents benefit from well-maintained communal gardens, predominantly laid to lawn, offering a peaceful green setting rarely found so close to the town centre. Residents of Lansdown Court benefit from communal, indoor bike storage, and the property further benefits from ample off road parking for both owners and visitors.

#### **Additional Information:**

**Tenure:** Leasehold

**Lease Length Remaining:** 952 years

**Service Charge:** £222.22 per month

**Ground Rent:** £20 per annum

**Council Tax Band:** B

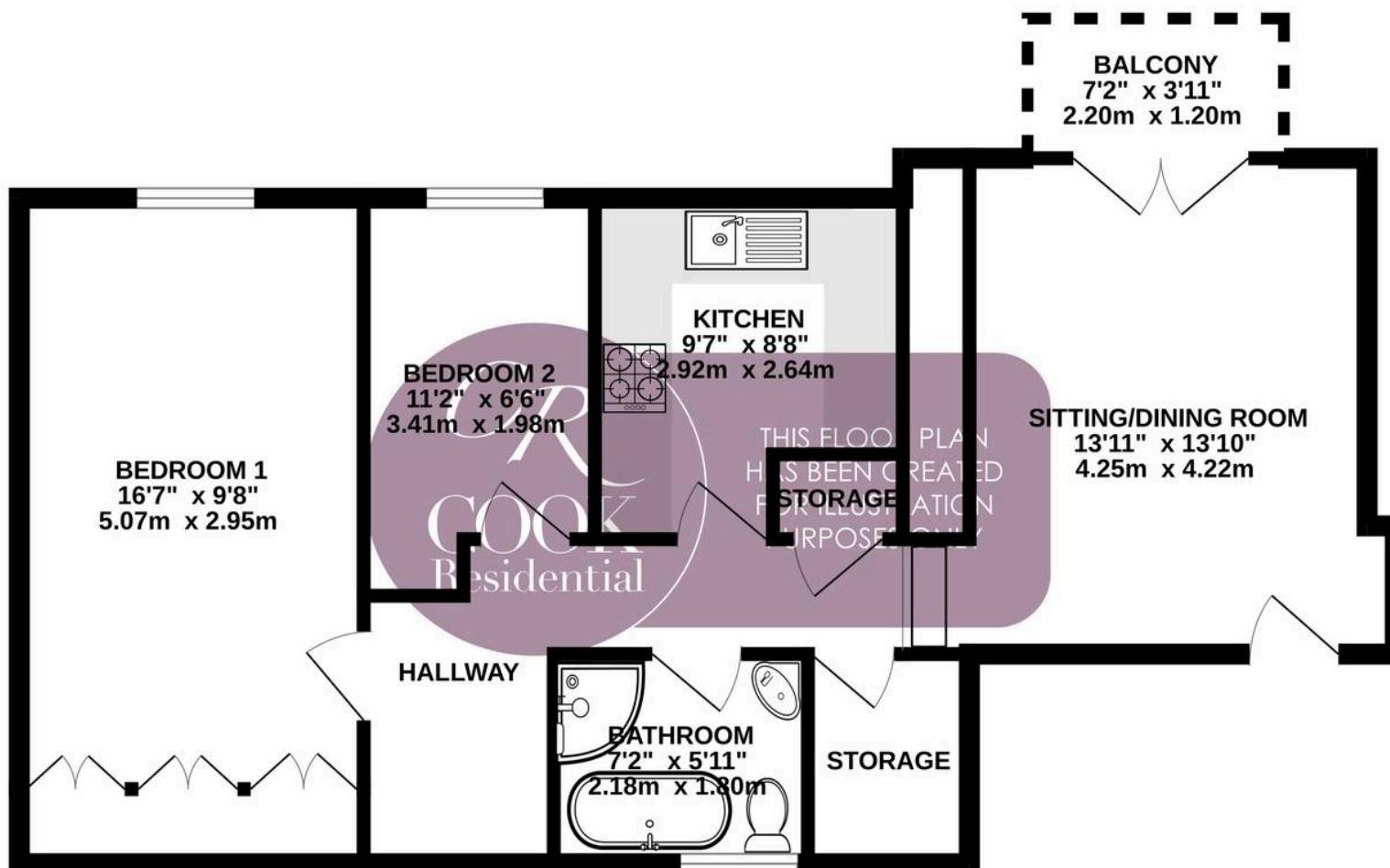
**Location:** Lansdown Court is superbly positioned within easy reach of Cheltenham town centre, Montpellier and The Promenade, offering access to a wide range of boutique shops, cafés, restaurants and cultural amenities. Cheltenham Spa railway station is also within comfortable reach, making this an ideal home for professionals, downsizers or those seeking an elegant town-centre base.

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## FIRST FLOOR

689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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