



Malvern Road, Cheltenham, GL50 2JT

In Excess of £350,000





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An elegant two-bedroom first floor apartment forms part of a Grade II* Listed Regency building, beautifully positioned along a prestigious terrace in the heart of Cheltenham.

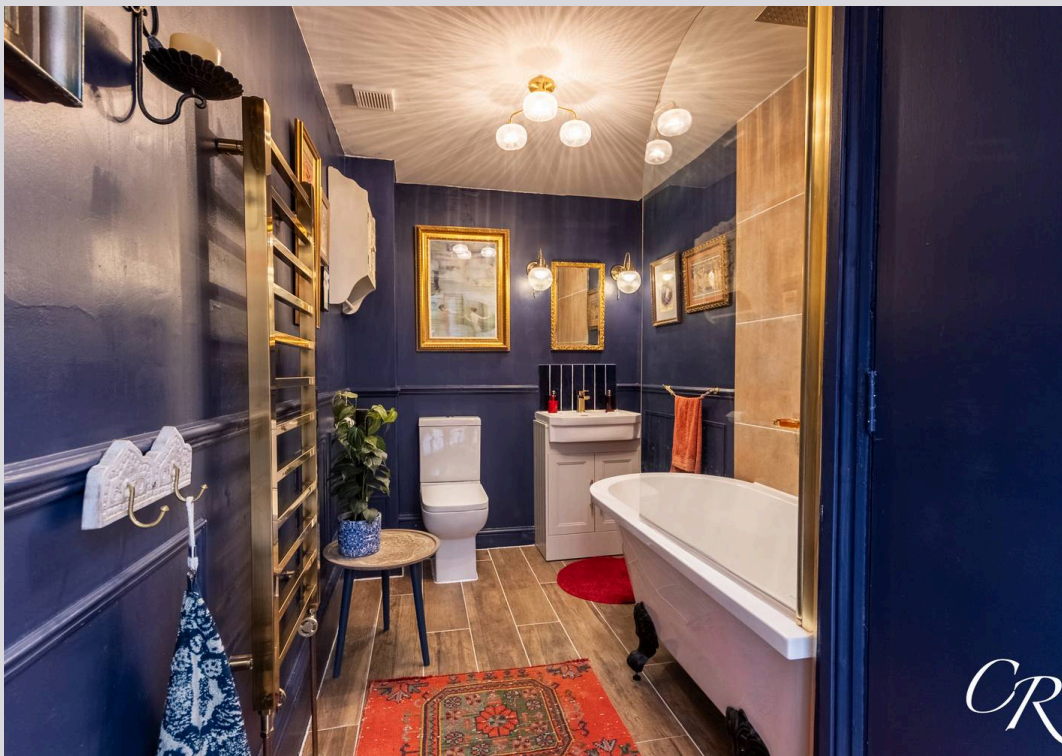
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Stunning Grade II Listed Two Bedroom Regency Apartment
- High Ceilings & Period Detailing
- Bright Utility/Sun Room With Traditional Pulley Maid / Loft Storage Above Bathroom
- Location Close To Town Centre
- Private Balcony With Far-Reaching Views
- One Allocated Parking Space





This elegant two-bedroom first floor apartment forms part of a Grade II* Listed Regency building, beautifully positioned along a prestigious terrace in the heart of Cheltenham. This property is defined by its impressive proportions, ornate detailing and exceptional natural light, further enhanced by a private balcony offering stunning far-reaching views towards the surrounding hills and landscape.

Entrance Hall: A welcoming entrance that sets the tone for the apartment, providing access to the principal rooms and offering a sense of space and flow throughout.

Sitting/Dining Room: A truly impressive reception space, featuring double height ceilings with intricate decorative cornicing, large sash windows and an abundance of natural light. A feature fireplace creates a focal point for the elegant reception room. There is ample space for both living and dining furniture, creating a sociable yet impressive setting. From here there is access out onto the private balcony, seamlessly connecting indoor and outdoor living complimented by wooden shutters.

Balcony: A standout feature of the property, the balcony enjoys beautiful views over the surrounding Regency architecture and mature greenery, with views stretching towards the hills beyond. A perfect spot for morning coffee or evening relaxation.

Kitchen: The double height ceiling continues through to the well-appointed kitchen area masterfully flowing from the reception area with glass windows allowing light to flow naturally throughout. This kitchen benefits from wooden flooring and fitted with a range of modern wall and base units with wooden worktops over, complemented by integrated appliances such as an integrated oven and gas hob with cooker hood. There is space for a washing machine and a dishwasher. There is also a charming informal dining nook perfectly integrated into the kitchen area.

Utility Room/Sun Room: A bright and versatile additional space accessed from the main living area, currently utilised as a utility and sun room. Flooded with natural light, this room also features a traditional Pulley Maid, adding practicality to the space.

Bedroom One: A generously proportioned principal bedroom, enhanced by a beautiful arched alcove feature, double height ceilings and built in wardrobe space. A large window allows for plenty of natural light and beautiful views which creates a calm and inviting space perfect for relaxation.

Bedroom Two: A well-sized second bedroom, ideal as a guest room, home office or additional bedroom, offering flexibility to suit a variety of needs. With built in wardrobes for extra storage space.

Bathroom: Remodeled recently, this stylish and characterful bathroom fitted with a feature bath with shower over, wash hand basin and WC, complemented by attractive tiling and brass fittings which add warmth and charm to the space.

Additional Details: The communal areas were updated in 2021 / 2022 and have been kept on excellent condition.

Tenure: Leasehold

Lease Length: 147 Years Remaining

Service Charge: £1,320 per annum

Council Tax Band: C

Grade II* Listed Building

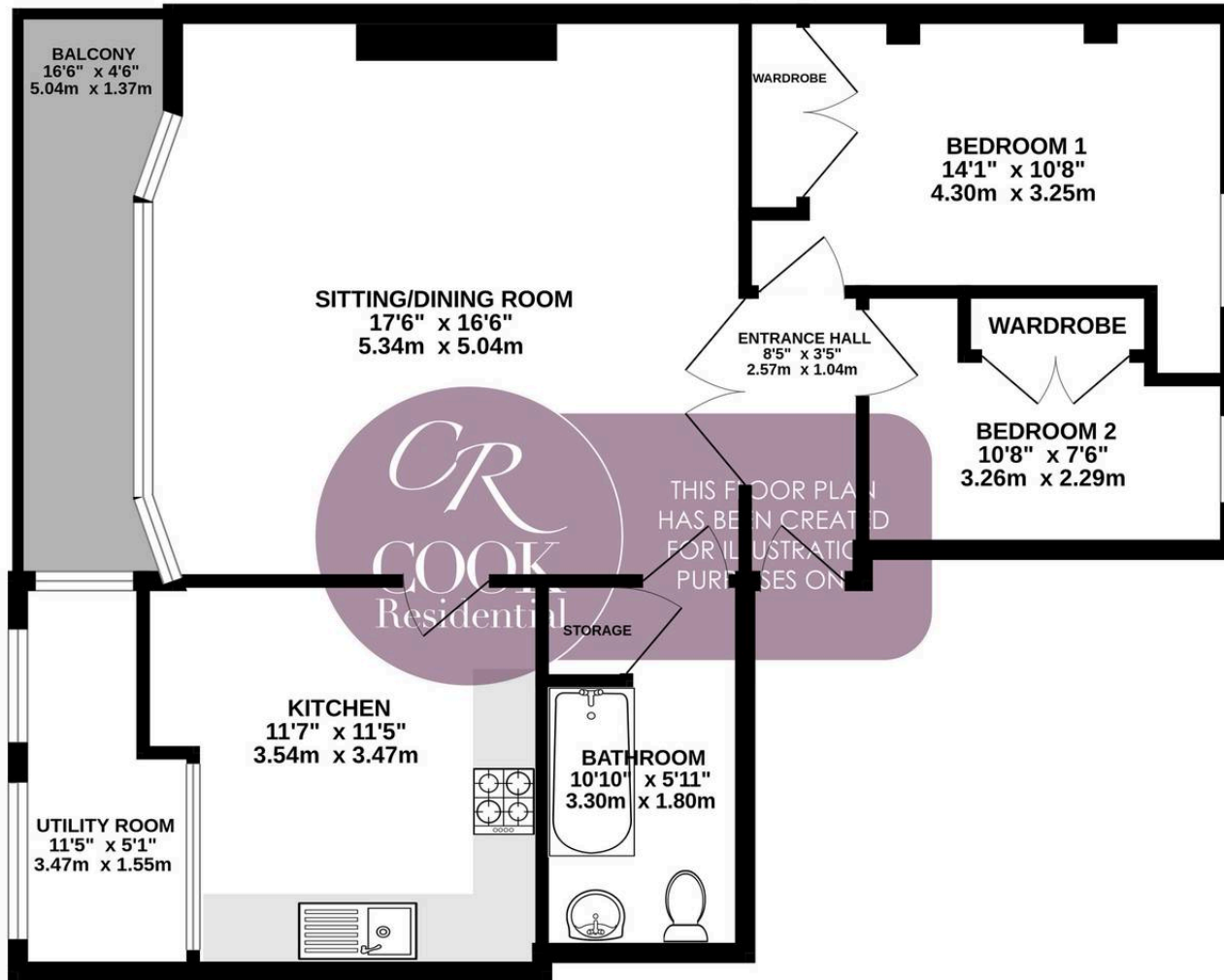
Parking: One allocated parking space is allocated with further spaces via permit are also available.

Location: Lansdown Terrace is a highly sought-after address, ideally positioned within easy reach of Cheltenham Town Centre. Known for its elegant Regency architecture, this area offers a blend of period charm and modern convenience. Montpellier, the Promenade and a range of independent shops, cafes and restaurants are all within walking distance, along with excellent transport links and access to beautiful surrounding countryside.

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.



FIRST FLOOR
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 787sq.ft. (73.1 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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