



Lansdown Terrace, Cheltenham, GL50 2JP

Guide Price £235,000





Lansdown Terrace

Cheltenham, GL50 2JP

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Onward Chain
- Grade II* Listed Regency Building
- Spacious One Bedroom Second Floor Apartment
- Prestigious Lansdown Terrace Location
- Elegant Sitting/Dining Room With Feature Fireplace
- Elevated Views Towards The Surrounding Hills





A beautifully presented one bedroom apartment forming part of an impressive Grade II* listed Regency building on the highly sought-after Lansdown Terrace. Occupying an elevated position with far-reaching views towards the surrounding hills, this spacious second floor apartment offers elegant proportions, a wealth of character features, and well-balanced accommodation throughout. Further benefits include no onward chain and beautifully maintained communal areas.

Entrance Hall: Accessed via an impressive communal entrance hall and staircase, the apartment opens into a welcoming entrance hall with useful built-in storage cupboard and doors leading to the principal accommodation.

Sitting/Dining Room: A particularly generous and light-filled reception room enjoying high ceilings, decorative cornicing, and a large sash window framing elevated views across Cheltenham towards the surrounding hills. The room offers ample space for both sitting and dining areas and is centred around an attractive feature fireplace, creating an elegant focal point to the room.

Kitchen: Fitted with a range of contemporary blue shaker-style wall and base units complemented by wooden effect worktops and patterned tiled flooring. The kitchen further benefits from open shelving, integrated oven and hob, space for additional appliances, a sash window allowing for plenty of natural light, and a useful built-in storage cupboard.

Bedroom: A spacious double bedroom with high ceilings, neutral décor, fitted wardrobe space, and a sash window enjoying elevated rooftop views.

Bathroom: A well-presented bathroom fitted with a white suite comprising panelled bath with glazed shower screen, wash hand basin, and WC. Finished with contemporary tiling and patterned flooring.

Outside & Communal Areas: Lansdown Terrace is one of Cheltenham's most striking Regency terraces, with an impressive Grade II* listed façade and beautifully maintained communal entrance hall and staircase retaining a wealth of period charm and architectural detail.

Additional Details: Please note that the leasehold title will be created during the conveyancing process

Tenure: Leasehold

Lease Length: Approximately 125 years but up for some negotiation

Ground Rent: TBC

Service Charge: £1,440 Per Annum

Council Tax Band: B

EPC Rating: D

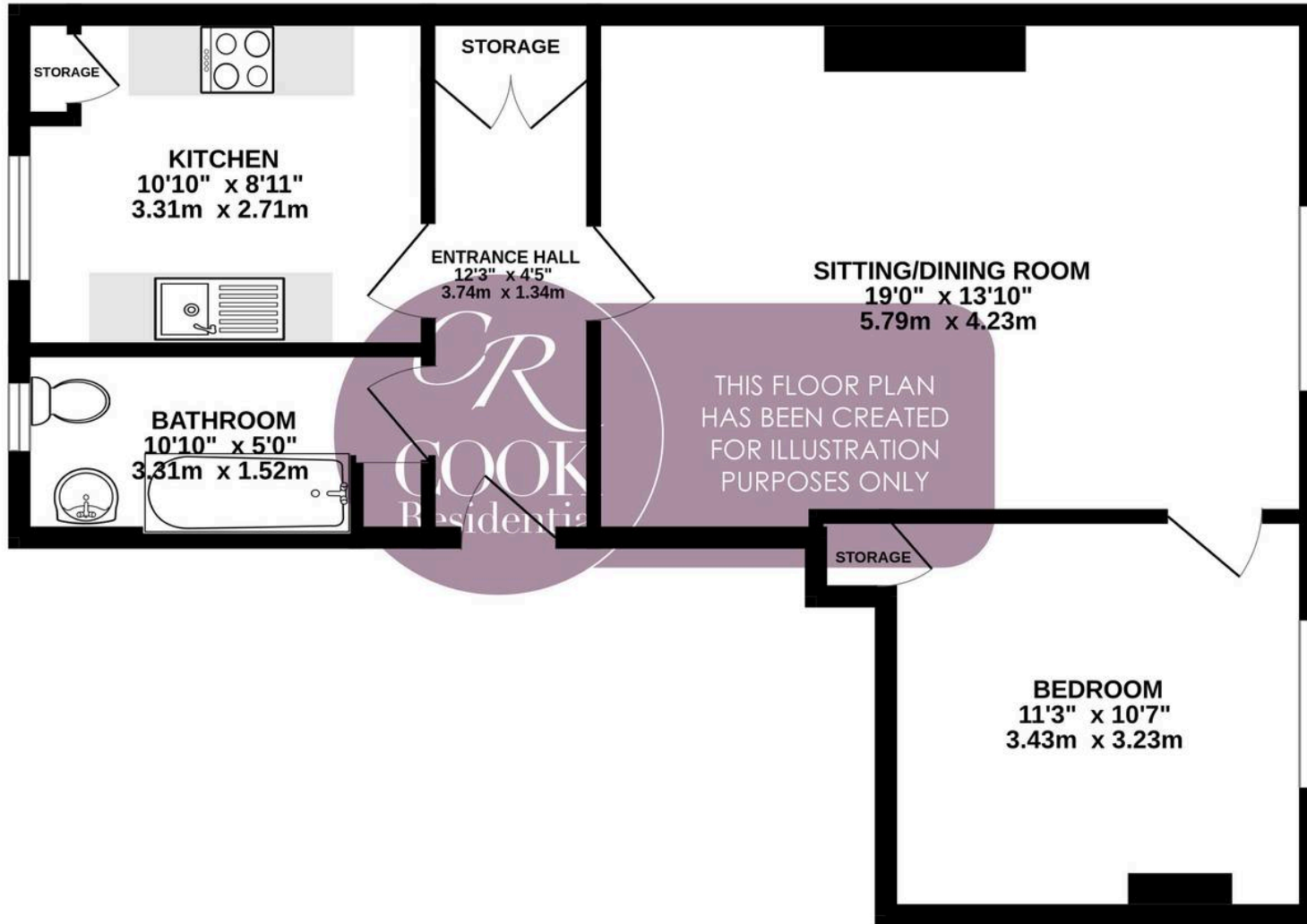
No Onward Chain subject to vacant possession (this property is currently tenanted)

Location: Lansdown Terrace is a prestigious Regency address situated within easy reach of Cheltenham Spa train station, Montpellier, and Cheltenham town centre. The area offers an excellent selection of cafés, restaurants, parks, and independent boutiques, whilst also providing convenient access to the M5 and surrounding countryside. Cheltenham itself is renowned for its elegant architecture, festivals, excellent schooling, and vibrant cultural scene.

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SECOND FLOOR 582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 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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