



Lansdown Terrace, Malvern Road, GL50 2JT

Guide Price £290,000





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A ground floor apartment that forms part of an impressive Grade II* listed Regency building, offering two bedrooms, allocated parking and is offered to the market with No Onward Chain.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Grade II* Listed Regency Apartment
- Two Bedrooms
- Impressive Sitting/Dining Room with High Ceilings
- Prime Central Cheltenham Location
- Allocated Parking Space





This ground floor flat forms part of an impressive Grade II* listed Regency building, showcasing classic architectural elegance combined with thoughtfully updated interiors. Set within a striking terrace, the property enjoys a superb position with allocated parking and is offered to the market with No Onward Chain.

Entrance Hall: Accessed via a well-maintained communal hallway with sweeping staircase and period detailing, the apartment opens into a private entrance hall providing access to all principal rooms.

Sitting/Dining Room: The sitting/dining room is flooded with natural light from an impressive floor-to-ceiling sash window with shutters, enjoying an open outlook to the front of the property. High ceilings, ornate cornicing and a marble fireplace create a sense of grandeur, while the generous proportions allow for both comfortable seating and dining areas, making this an ideal room for both everyday living and entertaining.

Kitchen: The kitchen is well-appointed with a range of contemporary units complemented by wooden work surfaces and tiled splashbacks. There is an integrated oven, hob and extractor, along with space for additional appliances, offering a practical yet stylish space for cooking.

Bedroom One: A spacious principal bedroom featuring high ceilings and a large window allowing for excellent natural light. A charming recessed alcove adds character, while built-in storage enhances practicality.

Bedroom Two: A versatile second bedroom, ideal as a guest room, home office or dressing room, with a rear aspect window.

Bathroom: The bathroom is fitted with a modern white suite comprising a bath with shower over, wash hand basin and WC, finished with neutral tiling for a clean and contemporary feel.

Parking: The property benefits from one allocated parking space to the front, a rare and valuable feature for a property of this style and location.

Additional Information:

Lease Length: 142 years remaining

Service Charge: £1,200 per annum

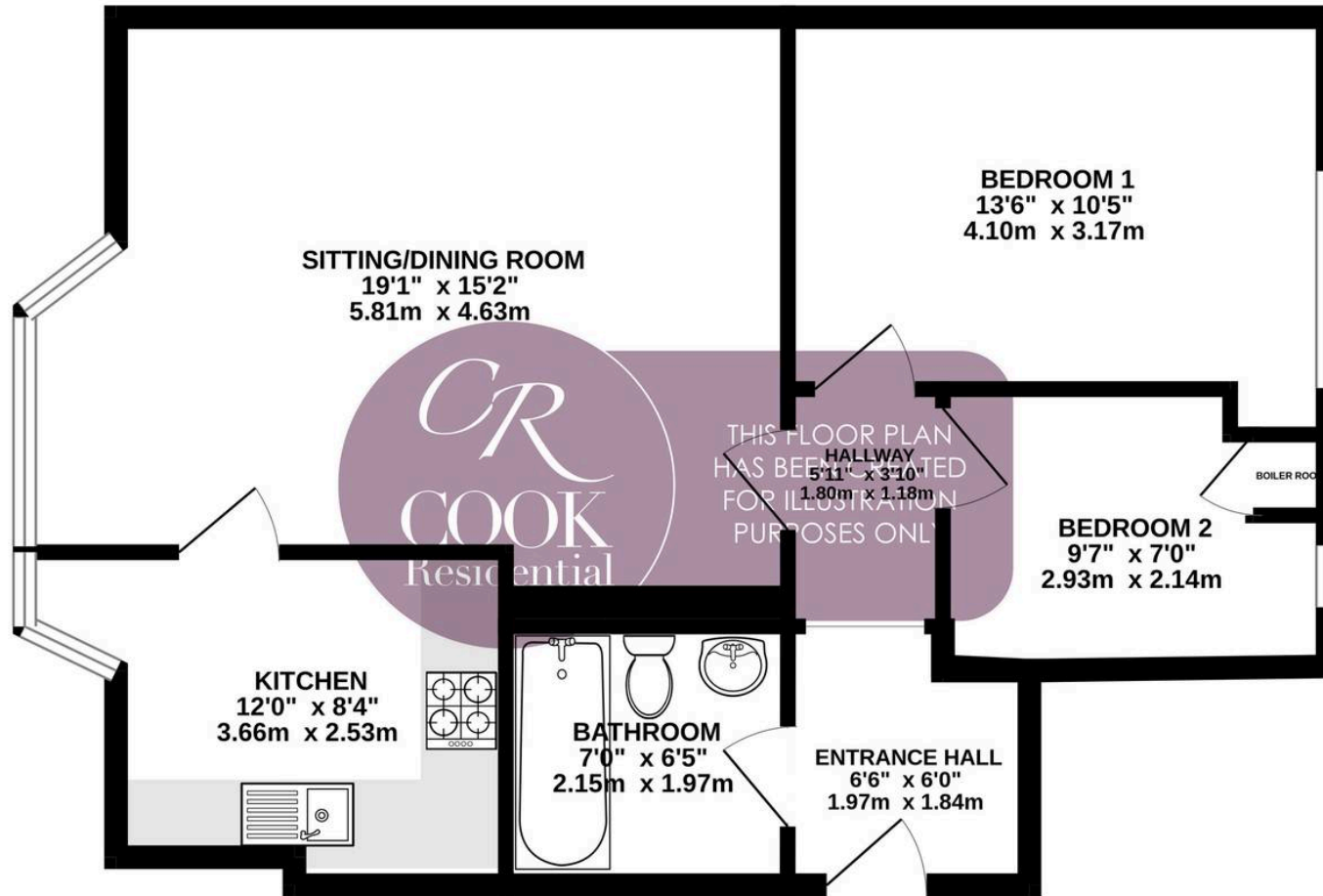
Ground Rent: £100 per annum

Location: Positioned within a highly desirable area, this property enjoys close proximity to Cheltenham town centre, offering an array of boutique shops, restaurants, cafes and cultural attractions. The area is renowned for its Regency architecture, green spaces and excellent transport links, making it ideal for both professionals and those seeking a vibrant yet refined lifestyle.

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GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 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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