

Lansdown Road, Lansdown, GL50 2HT

Guide Price £280,000







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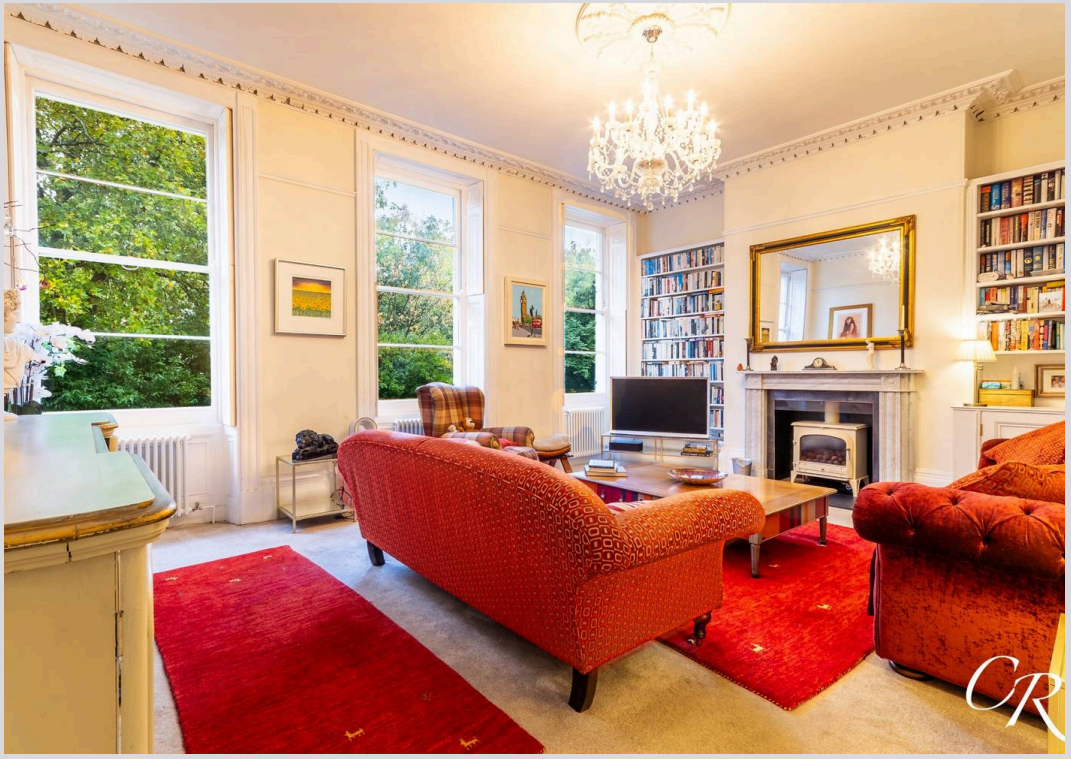
A ground floor apartment, set within an impressive Grade II* listed Regency terrace. Accommodation comprises entrance hall, sitting/dining room, kitchen, double bedroom and a bathroom. No onward chain

Council Tax band: B

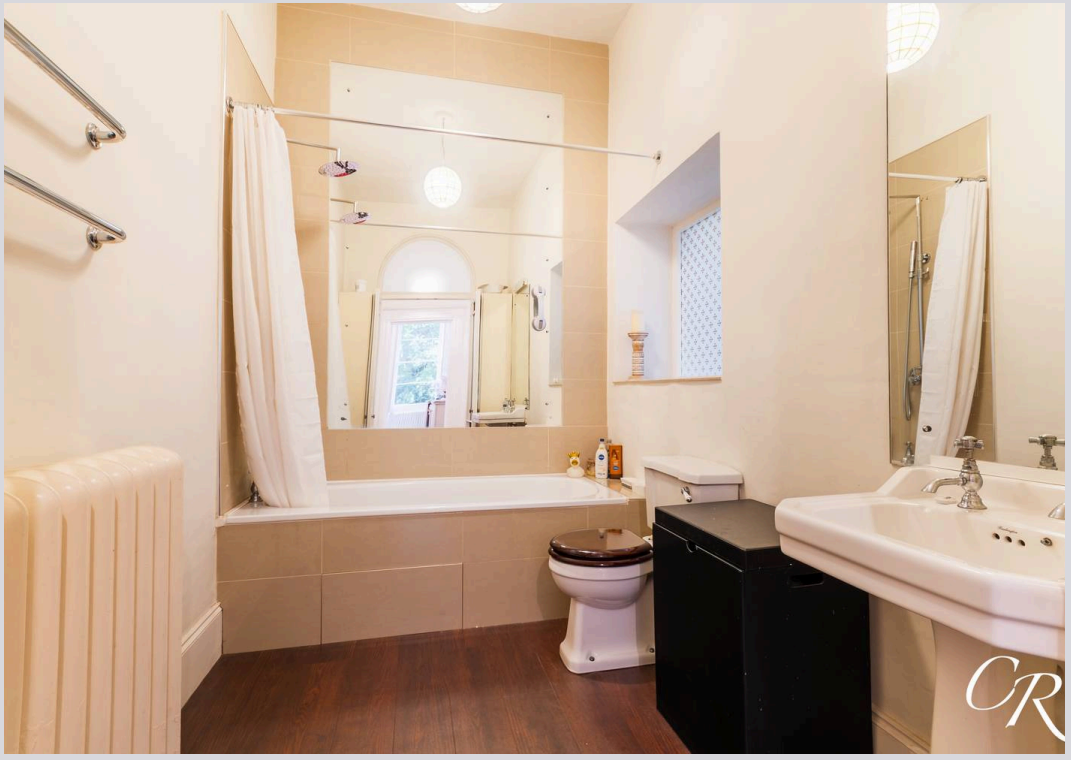
Tenure: Leasehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Grade II* Listed Regency Building
- Elegant Period Features Throughout
- Generous Sitting/Dining Room With Three Sash Windows
- Marble Fireplace With Gas Stove
- Walking Distance To Montpellier And Cheltenham Town Centre









Cook Residential is delighted to present this charming one-bedroom ground floor apartment, set within an impressive Grade II* listed Regency terrace in Lansdown, Cheltenham, and offered with no onward chain. The property retains a wealth of period character, including high ceilings, ornate cornicing, a decorative ceiling rose and tall sash windows. The beautiful accommodation comprises an entrance hall, a sitting/dining room, a kitchen, a double bedroom and a bathroom.

Entrance Hall: A welcoming space with wood-effect flooring, an arched fanlight and decorative cornicing. The hall gives access to all rooms and benefits from two storage cupboards.

Sitting/Dining Room: This impressive reception room is filled with natural light from three tall sash windows with working shutters, which overlook mature trees to the front. A white marble fireplace with an inset gas stove forms the centrepiece of the room, flanked by built-in alcove shelving and cupboards. Ornate cornicing, a decorative ceiling rose and a picture rail complete this elegant space, which offers ample room for both living and dining.

Kitchen: Fitted with a range of cream wall and base units, including glazed display cabinets with decorative detailing. Appliances include a Bosch integrated oven, a four-ring gas hob and an extractor hood. A large window above the sink looks out over greenery, and a coloured glass window above the door adds a further period touch.

Bedroom: A generous double bedroom with a large sash window, ornate cornicing and two built-in storage cupboards either side of the chimney breast. Built-in shelving and drawers provide further storage.

Bathroom: Finished in a traditional style, the bathroom comprises a panelled bath with a rainfall shower over, a low-level WC and a Burlington pedestal wash basin with cross-head taps. A cast-iron column radiator and wall-mounted towel rails complete the room.

Parking: Off-road parking is available to the front of the building, allocated on a first-come, first-served basis with one space per apartment.

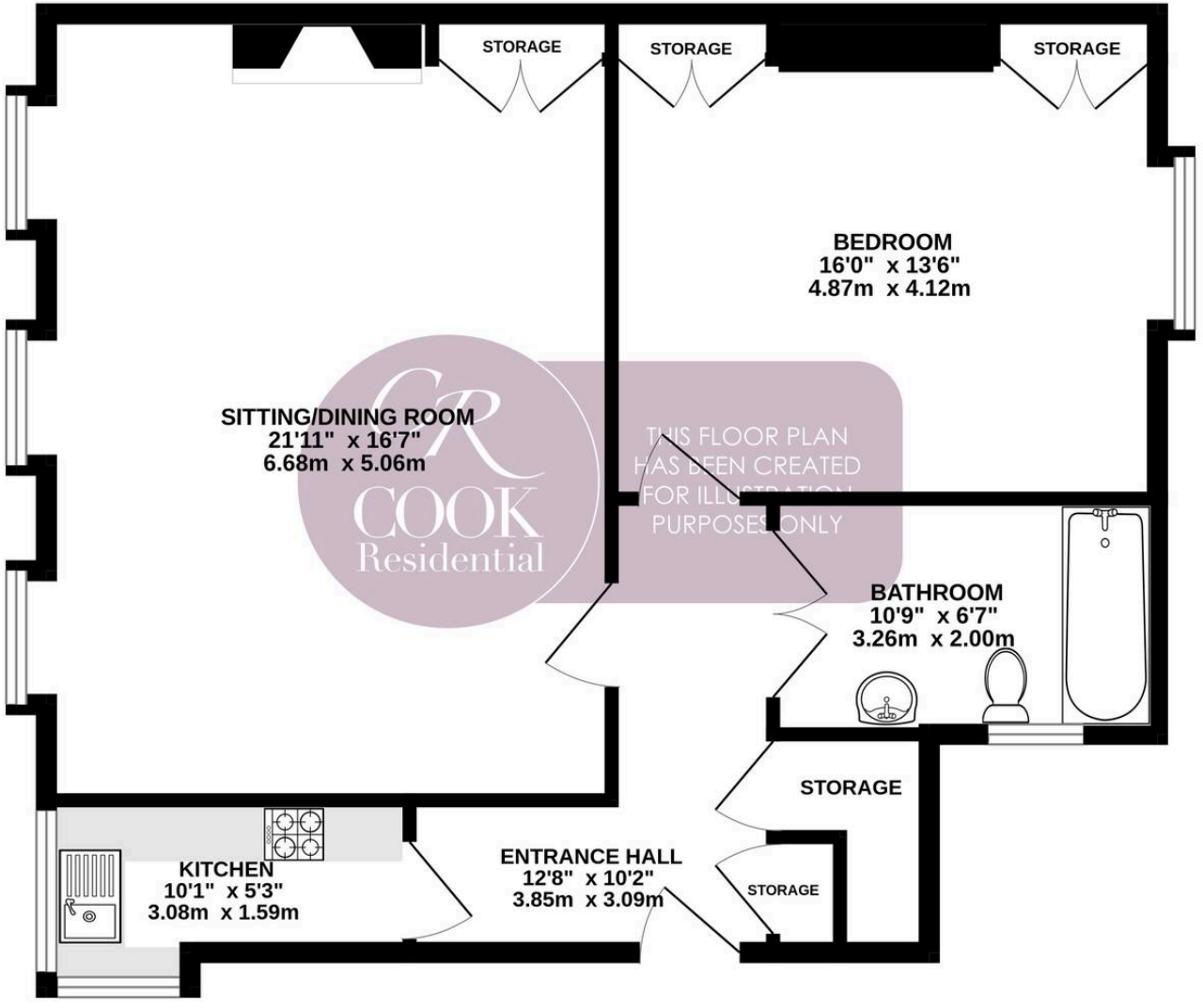
Additional Information:

No Onward Chain
Grade II* Listed Building
Tenure: Leasehold
Lease Length: 109 years remaining
Service Charge: £3,000 PA
Council Tax Band: B Cheltenham

Location: Lansdown is one of Cheltenham's most sought-after areas, known for its elegant Regency terraces and tree-lined streets. The property is within easy walking distance of Montpellier and the town centre, offering an excellent range of independent shops, restaurants and bars, as well as the town's renowned cultural festivals. Cheltenham Spa railway station is close by, offering direct services to London and other major cities, and the A40 and M5 provide convenient road links.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, they are intended as a general guide only and do not form part of any offer or contract. All measurements, descriptions and information are provided in good faith and should be independently verified by prospective purchasers. Fixtures, fittings and appliances have not been tested, and no guarantee can be given as to their condition or working order. Buyers should seek confirmation of all leasehold details, charges and relevant restrictions through their legal representative.

GROUND FLOOR
771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.7 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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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.