

Lansdown Road, Cheltenham, GL51 6PU

Guide Price £425,000







Lansdown Road

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Cook Residential is delighted to present this beautifully modernised two-bedroom lower ground floor apartment in an elegant period building on Lansdown Road. Substantial rooms and a generous layout make this a standout home. A separate office, a dedicated dining area and a utility room complement the impressive living accommodation, giving ample space to work and entertain.
Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Lower Ground Floor Apartment
- Exceptional Storage Including Walk-In Wardrobe And Store Room
- Private Entrance
- Bespoke Kitchen With Central Island
- Allocated Parking Space
- Garage With Power

A beautifully presented and extensively refurbished two-bedroom lower ground floor apartment, forming part of an elegant period building on Lansdown Road and offering approximately 1,340 sq.ft. of versatile accommodation. Finished to an exceptional standard throughout, the property combines character features with contemporary styling and benefits from a private entrance, allocated parking, a garage, and excellent storage. The current owners have informed us they have undertaken significant improvements, this includes the installation of a solid timber front door and additional sound insulation throughout the ceilings.









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Entrance Hall: Accessed via a private tiled entrance courtyard, the apartment is entered through a solid timber front door. The impressive entrance hall creates an excellent first impression, featuring attractive stone flooring, recessed lighting, and generous proportions. The hallway provides access to the principal accommodation and offers ample space for furniture and display pieces.

Sitting Room: A superb reception room offering an exceptional amount of living space. A large sash window allows natural light to flood the room, whilst a feature fireplace with bespoke fitted cabinetry and shelving to either side creates an attractive focal point. The room benefits from integrated ceiling speakers, recessed lighting, column radiators, and ample space for multiple seating arrangements.

Dining Area: Positioned between the sitting room and principal bedroom, this versatile room is currently arranged as a stylish snug and entertaining space. Featuring decorative panelled walls and feature lighting, it could equally serve as a formal dining room, reading room, hobby room, or additional reception area.

Kitchen: Beautifully fitted with bespoke shaker-style cabinetry finished in a heritage green colour palette and complemented by stone-effect work surfaces. The kitchen centres around a substantial island unit incorporating a sink and breakfast seating, creating an ideal space for both everyday living and entertaining. A range-style cooker is set within an attractive chimney recess, whilst full-height cabinetry provides excellent storage. Pendant lighting and stone flooring complete this impressive room.

Utility Room: Located adjacent to the kitchen, the utility room provides further storage, fitted cabinetry, timber work surfaces, and space and plumbing for laundry appliances, ensuring the main kitchen remains uncluttered.

Principal Bedroom: An exceptionally spacious double bedroom enjoying elegant proportions in keeping with the property's period origins. Two large sash windows provide excellent natural light, whilst a decorative fireplace creates an attractive focal point. The room offers ample space for additional furniture and seating if desired.

Walk-In Wardrobe: Accessed directly from the principal bedroom, the walk-in wardrobe is fitted with hanging rails, shelving, drawers, and shoe storage, providing excellent wardrobe space and organisation.

Bedroom Two: A well-proportioned double bedroom featuring a large sash window, attractive décor, and ample space for bedroom furniture.

Bathroom: A luxurious contemporary bathroom finished to an exceptional standard. Comprising a freestanding bath, walk-in shower with glass screen, wall-mounted wash hand basin with storage beneath, concealed cistern WC, striking marble wall and floor tiling, recessed lighting, and a feature vertical radiator. The room offers a genuine spa-like feel.

Study: A useful home office with space for a desk and office equipment, making it ideal for remote working. The room benefits from natural light and could equally be used as a hobby room.

Store Room: Accessed from the study, the store room provides excellent additional storage space and is fitted with shelving.

Parking: The property benefits from one allocated parking space positioned to the front of the building.
Garage: A single garage located within a nearby block, benefiting from power and providing useful storage, workshop space, or secure parking.

Additional Details:

Tenure: Leasehold

Lease Length: Approximately 955 years remaining

Service Charge: £1,800 per annum

Ground rent: £25 per annum

Council Tax Band: C (Cheltenham Borough Council)

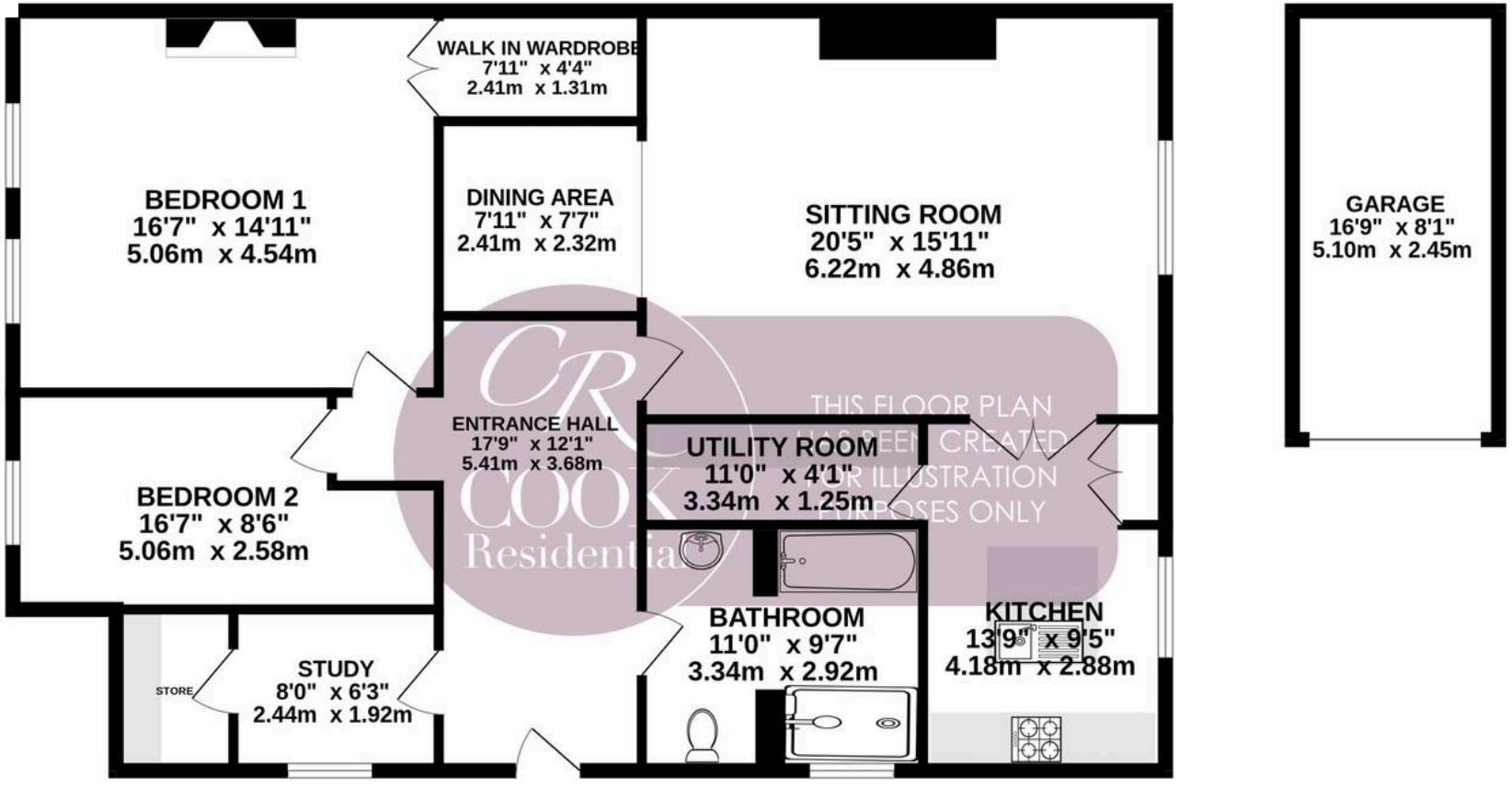
EPC Rating: C

The current owners have advised that AST letting, holiday letting, and pets are permitted, however purchasers should verify this information independently through their solicitor. The current owners have also advised that the ceilings have been lowered to accommodate additional sound insulation.

Location: Lansdown is one of Cheltenham's most sought-after districts, renowned for its elegant period architecture and excellent access to the town centre. The property is ideally positioned within easy reach of Montpellier and The Promenade, offering a superb range of restaurants, cafés, bars, boutiques, and everyday amenities. Cheltenham Spa railway station is also conveniently located nearby, providing direct services to London Paddington, Bristol, Birmingham, and beyond. Cheltenham is famed for its Regency architecture, internationally renowned festivals, including the Literature, Jazz, and Science Festivals, and the prestigious Cheltenham Racecourse. The area is also well served by highly regarded schools, sporting facilities, and beautiful parks and green spaces.

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.

LOWER GROUND FLOOR
1340 sq.ft. (124.5 sq.m.) approx.



INCLUDING GARAGE = 1,416 SQ.FT. (131.6 SQ.M.) APPROX.

TOTAL FLOOR AREA : 1340 sq.ft. (124.5 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.