

7A LANSDOWN TERRACE LANE
CHELTENHAM, GLOUCESTERSHIRE, GL50 2JU



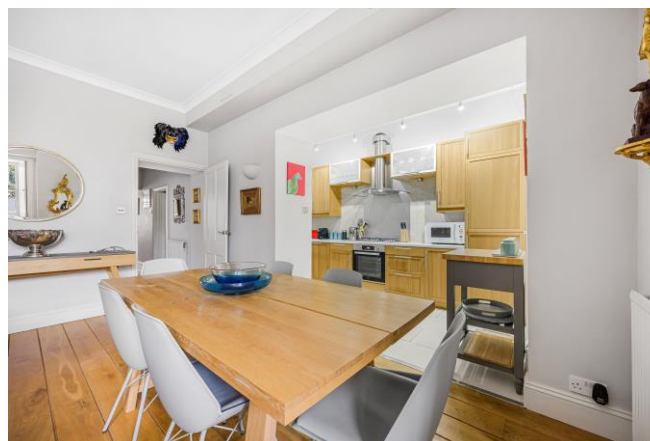
7A LANSDOWN TERRACE LANE

Affording the luxury of a private garden and access, this substantial garden apartment boasts two double bedrooms including a fine principal suite together with a drawing room with stunning proportions. Located along a quiet mews no through road within a short walk of Montpellier and the town centre.

- Reception hall
- Kitchen/dining/sitting room with large sash window and feature fireplace
- Principal bedroom suite with en-suite shower room and walk-in wardrobe
- Second bedroom and principal bathroom
- Private courtyard garden with gated access onto Lansdown Terrace Lane

DESCRIPTION

Situated within a stunning and imposing Grade II* listed townhouse which forms part of an impressive parade of regency ashlar stone properties. Apartment 7A is located at the rear of the building therefore benefitting from its own front door and private courtyard garden. The accommodation is particularly generous and retains many features such as a feature fireplace and high ceilings typical of the era which are complimented with a modern kitchen and bathrooms together with solid wood flooring and neutral decoration throughout. The property further affords a generous reception room, fully fitted modern kitchen with utility room, spacious principle bedroom with walk in wardrobe and modern en-suite shower room, large second bedroom with pretty outlook over the courtyard garden and a spacious bath and shower room.





SITUATION

Located along a quiet mews no through road within the highly regarded and sought after Lansdown district which is renowned for its impressive regency architecture and is within walking distance of the vibrant café culture in Montpellier, The Suffolks and Cheltenham town centre.

GENERAL INFORMATION

Services:

Mains water, electricity, gas and drainage are connected to the property.

Lease Information:

Leasehold with a Share of the Freehold.

Service Charge - £100pcm. share of buildings insurance.

Local Authority:

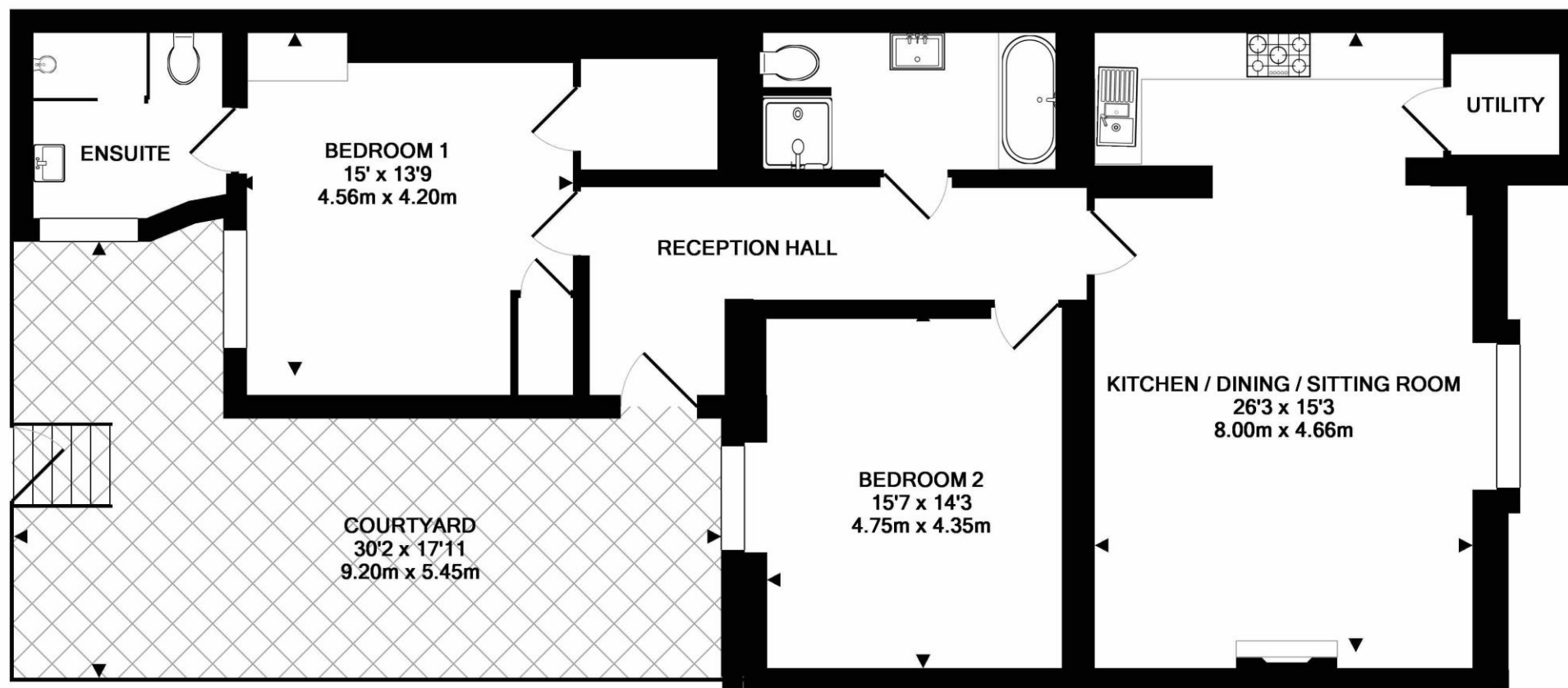
Cheltenham Borough Council: 01242 262626.

Council Tax Band: C - £1,996.90pa. (2025/2026).

Agents Note:

Our client has advised us that the furniture can be included by separate negotiation and the property presently generates a gross income of c.£35,000pa.





TOTAL APPROX. FLOOR AREA 1138 SQ.FT. (105.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2017



103 Promenade, Cheltenham, Gloucestershire GL50 1NW

T: 01242 222722 | E: sales@charleslear.com | W: www.charleslear.com