



FLAT 1 CRENDEN 58 LANSDOWN ROAD, CHELTENHAM, GLOUCESTERSHIRE GL51 6QB

A BEAUTIFULLY PRESENTED AND INCREDIBLY SPACIOUS APARTMENT FORMING THE ENTIRE GROUND FLOOR AND A SUBSTANTIAL PART OF THE LOWER GROUND FLOOR OF A STRIKING GRADE II LISTED BUILDING, SITUATED JUST A SHORT WALK FROM CHELTENHAM TOWN CENTRE.

THE PROPERTY

This exceptional period apartment combines timeless character with generous proportions, offering a unique opportunity to own a stunning home in one of Cheltenham's most desirable locations.

Set within a handsome Grade II Listed building, Flat 1 showcases many original features including sash windows, working shutters, high ceilings with decorative cornicing, and a beautiful ceiling rose in the main reception room.

The accommodation includes a grand sitting room at the front of the property, spanning 26 feet in length and flooded with natural light from three large sash windows. There are three spacious double bedrooms, including a principal bedroom with en suite shower room, and a stylish family bathroom.

To the rear, the dining room flows through to a modern kitchen and separate utility room. The apartment benefits from three entrance points: the main entrance via the communal hallway, a door from the kitchen to the rear garden, and a further external door from the lower ground floor to the side of the property.

Externally, the property enjoys a superb private garden, mostly laid to lawn with mature trees and planting, offering an ideal outdoor retreat. A single garage and tandem parking are located to the front of the garden.

This is a rare chance to acquire a grand and characterful apartment offering exceptional space, private outside areas, and an enviable position close to Cheltenham's vibrant town centre.

THE LEASE

Tenure: Leasehold with share of freehold
Freeholder: Crenden House Management Co. Limited
Lease: 999 years from 4th December 2015.
Service Charge: £2950 pa until 30.11.25
Ground Rent: £ Not collected
Managing Agents: Fitch Taylor Johnson



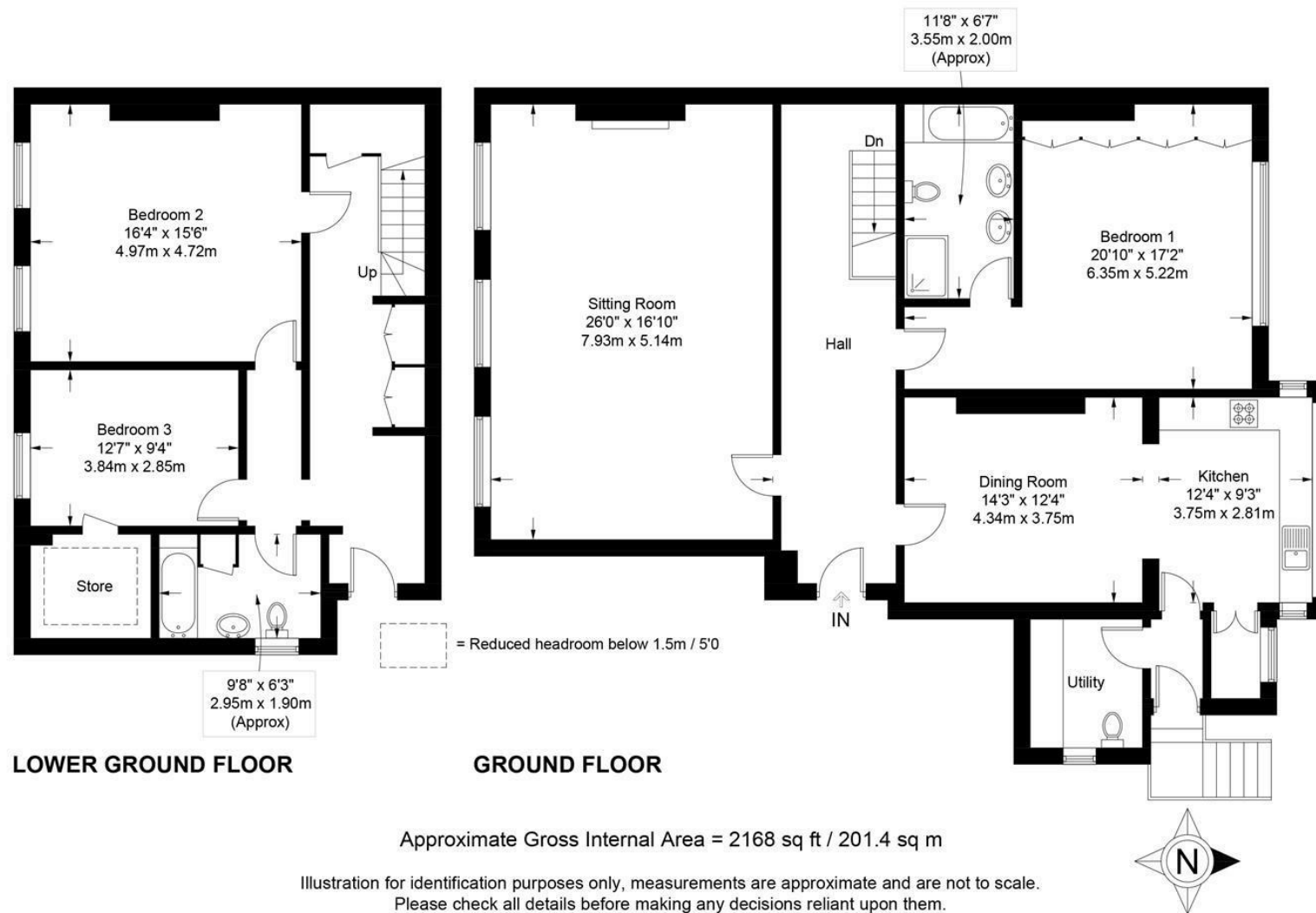












Services: All main services are believed to be connected
Local Authority: Cheltenham
Council Tax Band: C
EPC: C with a rating of /69
Title Number: GR401868

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fitting. Room sizes should not be relied upon for carpets and furnishing. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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48 Andover Road
Cheltenham
GL50 2TL
Tel: 01242 241122
Email: post@readmaurice.co.uk