



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY

Lansdown Crescent,
Cheltenham GL50 2JY
Guide price £185,000



Lansdown Crescent,

Cheltenham GL50 2JY

A beautifully refurbished Grade II Listed apartment in one of Cheltenham's most prestigious addresses

This stunning lower ground floor apartment is located on Lansdown Crescent, a site of historical importance within Cheltenham's sought-after residential district. Ideally situated, the property offers convenient access to the vibrant hubs of Montpellier and Tivoli, as well as being within walking distance of Cheltenham Spa train station. The area boasts an array of local amenities, including charming cafes, fine dining restaurants, boutique bars, and lush parks.

The apartment, which spans approximately 579 sq ft, has been thoughtfully refurbished by the current owner to combine contemporary comforts with period charm. The property benefits from modern Quantum night storage heaters and electric oil-fired heating, ensuring a cosy and energy-efficient home.

Accommodation:

- **Kitchen/Dining Area:** The sleek, handleless matt kitchen is fitted with integrated appliances and features a designated dining area. Double doors lead to the L-shaped living room, creating a seamless flow for entertaining.
- **Living Room:** The light-filled living room boasts a lovely sash window with views over the front of the property. Stylish and trendy, the space retains a welcoming ambiance.
- **Bedroom:** A spacious double bedroom with a large sash window providing ample natural light.
- **Shower Room:** A luxurious and modern shower room featuring a generous walk-in shower, a large basin, and WC.

Outside:

The property benefits from unallocated off-road parking for one car, and residents' on-street permit parking is also available.





This exceptional apartment offers an opportunity to reside in one of Cheltenham's finest addresses, blending period elegance with modern living. Perfect for professionals, downsizers, or those seeking a pied-à-terre in this highly desirable location.

Further Information:

Tenure: Leasehold

Lease duration: 999 years from January 1992. 966 years remaining.

Service charge: £2244.67 per annum.

Ground rent: £50 per annum.

Management company: HML PM Limited

Council tax band: A

Local authority: Cheltenham Borough Council. Tel. 01242 26 26 26



Floor Plan

Approximate Gross Internal Area = 53.8 sq m / 579 sq ft

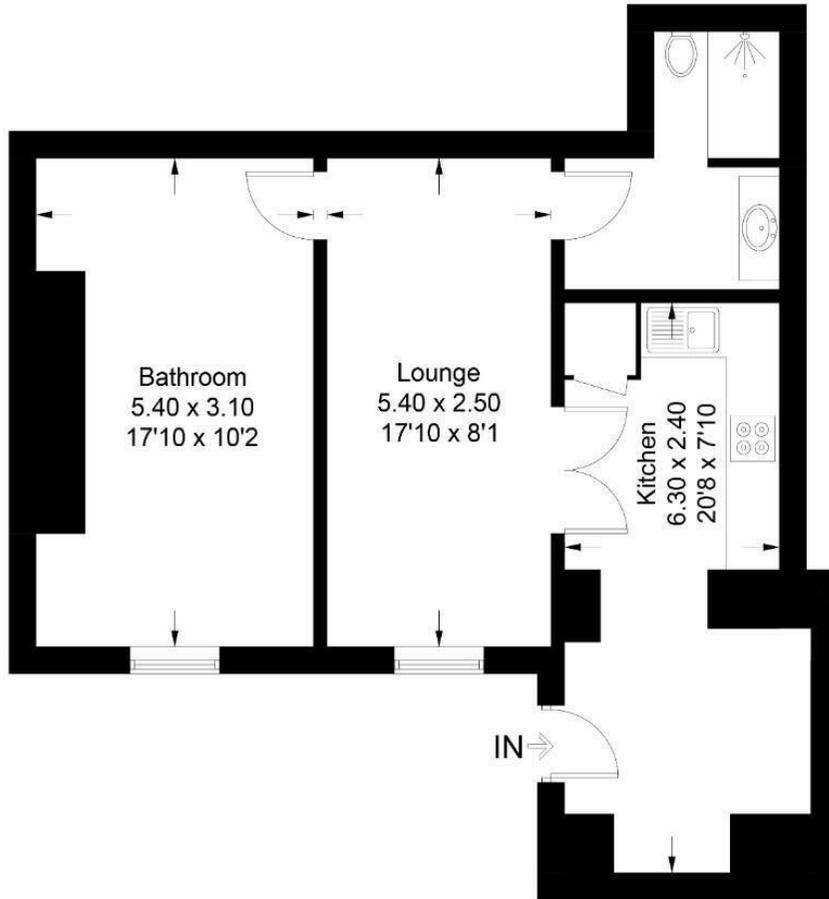
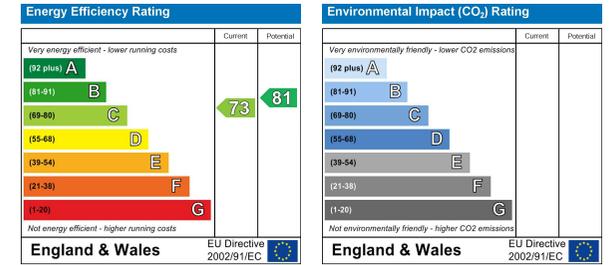


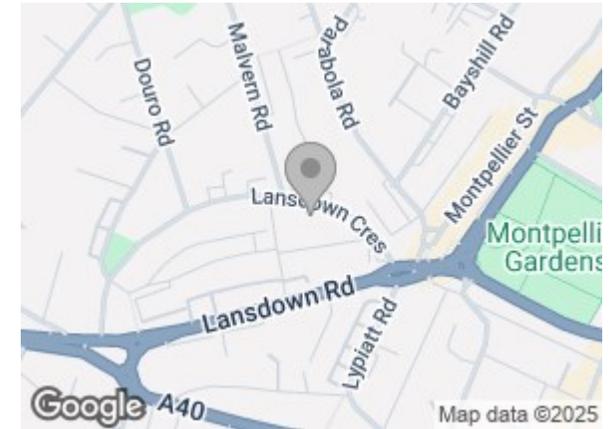
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1181518)

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Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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