

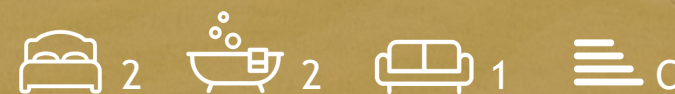


MORGAN ASSOCIATES

— ESTATE & LETTINGS AGENCY —



Michaelmas Lodge, 1 Lypiatt Terrace,  
Cheltenham GL50 2SX  
Guide Price £475,000





## Michaelmas Lodge, 1 Lypiatt Terrace, Cheltenham GL50 2SX

A superb two-bedroom duplex Penthouse apartment set within an impressive Grade II\* listed Regency building, located on Cheltenham's prestigious Lypiatt Terrace, in the heart of Montpellier.

### Situation:

Lypiatt Terrace is among Cheltenham's most distinguished Grade II\* listed landmark terraces, prominently positioned off Lypiatt Road behind an elegant lawn and classic iron railings. Perfectly situated within walking distance of Montpellier, Tivoli, The Suffolks, and Bath Road, this apartment is ideally placed to take full advantage of the excellent selection of bars, restaurants, cafés, and boutique shops nearby. Montpellier Gardens and Imperial Gardens are also just moments away, adding to the property's highly desirable setting.

### Full Description:

This elegant duplex Penthouse apartment beautifully blends classic Regency architecture with contemporary design and modern comforts. Arranged over two floors, the apartment is impeccably presented and finished to the highest standards. The spacious drawing room offers versatile living space, incorporating areas ideal for dining and study. Adjacent is a stylish contemporary kitchen fitted with integrated appliances. The property comprises two generous double bedrooms, including a master bedroom with a luxurious en-suite, complemented by an additional shower room. Convenient off-road parking further enhances the appeal of this exceptional apartment.

### Further Information:

Services: Mains gas, electric, water and drainage. Gas central heating.

Tenure: Leasehold

Lease duration: 999 years

Service charge: £150 per calendar month - not currently collected.

Ground rent: £50 per annum

Pets permitted

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



Floor Plan

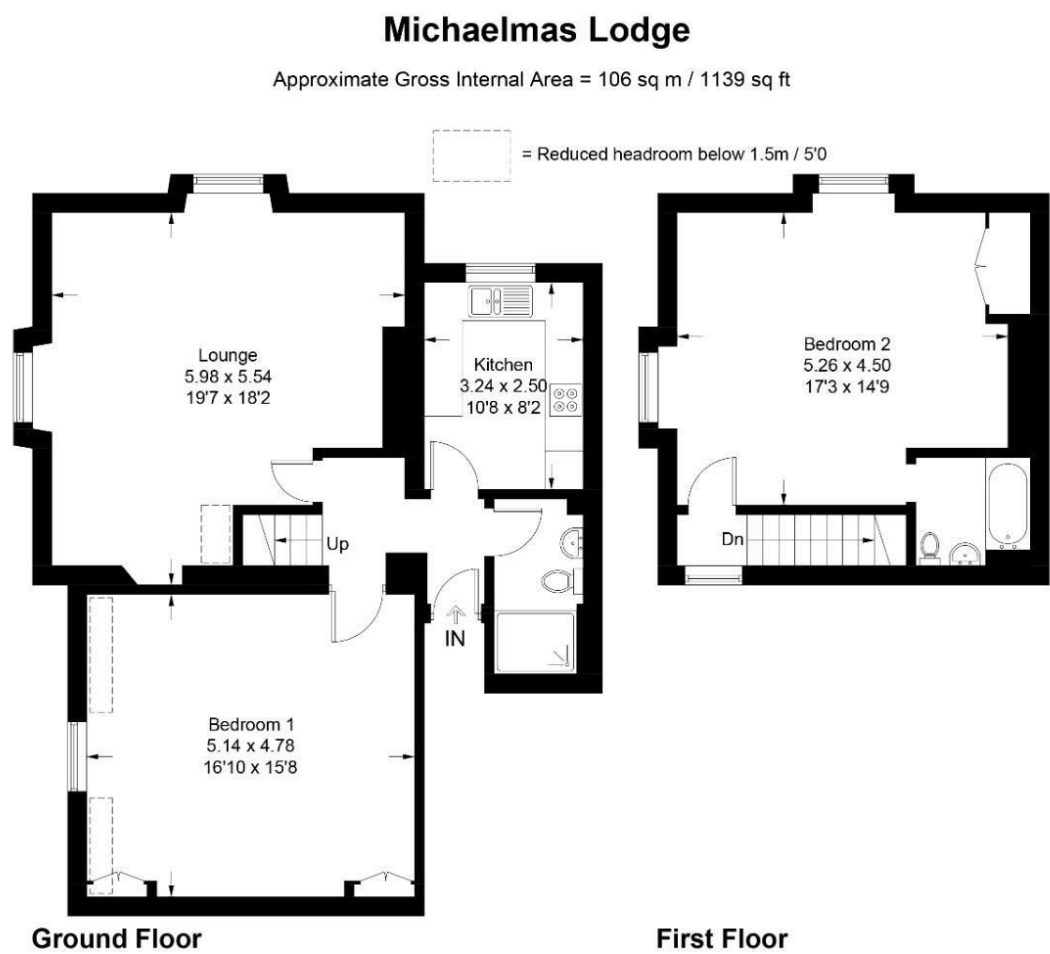
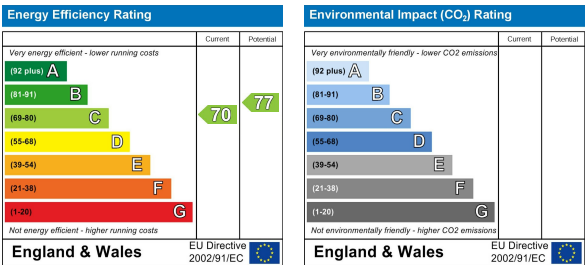


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1120904)

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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.

Rotunda Buildings Montpellier Exchange  
Cheltenham  
Gloucestershire  
GL50 1SJ

T. 01242 514 285  
E. sales@morgan-associates.co.uk  
W. www.morgan-associates.co.uk

