



Lansdown Terrace, Malvern Road, GL50 2JT

Guide Price £300,000





## Lansdown Terrace

Malvern Road, GL50 2JT

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Grade II\* Listed Regency Apartment
- Two Bedrooms
- Impressive Sitting/Dining Room with High Ceilings
- Prime Central Cheltenham Location
- Allocated Parking Space





This ground floor flat forms part of an impressive Grade II\* listed Regency building, showcasing classic architectural elegance combined with thoughtfully updated interiors. Set within a striking terrace, the property enjoys a superb position with allocated parking and is offered to the market with No Onward Chain.

**Entrance Hall:** Accessed via a well-maintained communal hallway with sweeping staircase and period detailing, the apartment opens into a private entrance hall providing access to all principal rooms.

**Sitting/Dining Room:** The sitting/dining room is flooded with natural light from an impressive floor-to-ceiling sash window with shutters, enjoying an open outlook to the front of the property. High ceilings, ornate cornicing and a marble fireplace create a sense of grandeur, while the generous proportions allow for both comfortable seating and dining areas, making this an ideal room for both everyday living and entertaining.

**Kitchen:** The kitchen is well-appointed with a range of contemporary units complemented by wooden work surfaces and tiled splashbacks. There is an integrated oven, hob and extractor, along with space for additional appliances, offering a practical yet stylish space for cooking.

**Bedroom One:** A spacious principal bedroom featuring high ceilings and a large window allowing for excellent natural light. A charming recessed alcove adds character, while built-in storage enhances practicality.

**Bedroom Two:** A versatile second bedroom, ideal as a guest room, home office or dressing room, with a rear aspect window.

**Bathroom:** The bathroom is fitted with a modern white suite comprising a bath with shower over, wash hand basin and WC, finished with neutral tiling for a clean and contemporary feel.

**Parking:** The property benefits from one allocated parking space to the front, a rare and valuable feature for a property of this style and location.

**Additional Information:**

Lease Length: 142 years remaining

Service Charge: £1,200 per annum

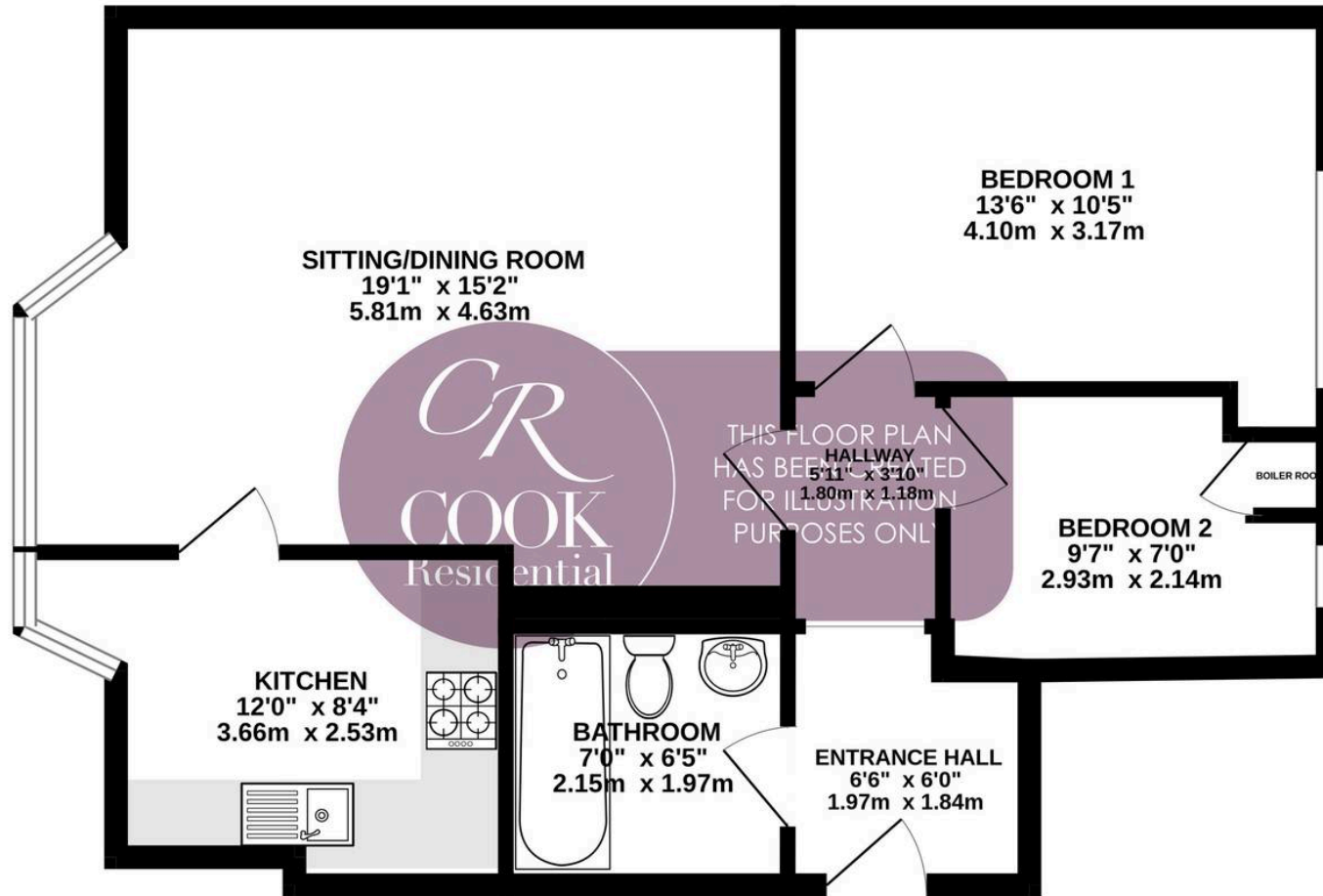
Ground Rent: £100 per annum

**Location:** Positioned within a highly desirable area, this property enjoys close proximity to Cheltenham town centre, offering an array of boutique shops, restaurants, cafes and cultural attractions. The area is renowned for its Regency architecture, green spaces and excellent transport links, making it ideal for both professionals and those seeking a vibrant yet refined lifestyle.

**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.



GROUND FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 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.

Made with Metropix ©2026





## Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • [enquiries@cookresidential.co.uk](mailto:enquiries@cookresidential.co.uk) • [cookresidential.co.uk](http://cookresidential.co.uk)

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.