



Malvern Road, Lansdown, GL50 2JR

Guide Price £500,000



Malvern Road

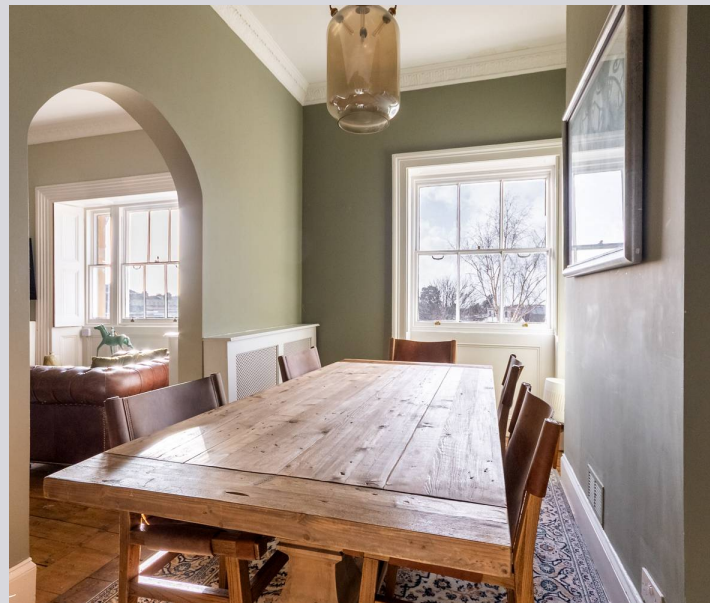
Lansdown, GL50 2JR

This impressive Grade II* listed duplex apartment forms part of an elegant terrace on the sought-after Malvern Road in Lansdown. Arranged over the second and third floors, the property offers beautifully proportioned accommodation extending to approximately 1,364 sq.ft., combining classic period character with generous living space and far-reaching elevated views across Cheltenham and towards the surrounding hills.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C



- No Onward Chain
- Grade II* Listed Regency Duplex Apartment
- Three Bedroom Apartment
- Approximately 1,364 Sq.Ft Of Accommodation
- Working Period Shutters And Gas Cast Iron Fire
- Prime Location Close To Montpellier And The Train Station
- Far-Reaching Elevated Views





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Entrance Hall: Accessed via the well-maintained communal areas, the private entrance hall provides space for coats and leads through to the principal accommodation. A staircase rises to the third floor, featuring original timber treads and balustrading which immediately reflect the property's period heritage.

Sitting Room: A magnificent reception space of superb proportions with high ceilings, ornate cornicing and an impressive sash window allowing natural light to flood the room while enjoying far-reaching views. The window retains its original working shutters, a beautiful and practical period feature. The focal point is the elegant stone fireplace fitted with a gas-fired cast iron stove, creating a warm and inviting atmosphere. Original floorboards run underfoot and an open archway connects seamlessly through to the dining room, creating an ideal entertaining flow.

Dining Room: Positioned to the rear of the sitting room and enjoying its own sash window with elevated outlook, the dining room offers a dedicated formal dining space while remaining visually connected to the principal reception room. An inner hallway off the dining room provides access to a useful built-in double storage cupboard.

Kitchen/Breakfast Room: A spacious and well-appointed room featuring a range of fitted wall and base units with ample worktop space. There is room for a breakfast table, making this a practical and sociable space. A large sash window provides excellent natural light and further far-reaching views. Appliances include a range cooker with extractor hood, space and plumbing for washing machine and dishwasher, and additional appliance space. Gas central heating serves the property.

Cloakroom: Located on the lower level, fitted with a WC and wash hand basin and benefitting from a sash window for natural ventilation.

Landing (Third Floor): The staircase rises to a generous landing providing access to all bedrooms and the family bathroom.

Bedroom One: A substantial principal bedroom with high ceilings, ornate cornicing and a sash window providing elevated far-reaching views across the town. The room comfortably accommodates a large bed and freestanding furniture.

Dressing Room: Accessed from Bedroom One, this well-designed dressing room provides excellent hanging space, shelving and drawer storage.

Ensuite: Fitted with a shower enclosure, WC and pedestal wash hand basin, finished in neutral tiling.

Bedroom Two: Another well-proportioned double bedroom with sash window, elevated outlook and original floorboards, offering excellent versatility as a guest bedroom.

Bedroom Three: Currently arranged as a study, this room makes an ideal third bedroom, home office or hobby room, again benefitting from a sash window and continued period detailing.

Family Bathroom: A contemporary suite comprising a panelled bath, separate shower enclosure, WC and wash hand basin set on a vanity unit. Tiled throughout and enjoying natural light via a window.

Outside & Parking: The property forms part of an attractive Regency terrace in Lansdown. Parking is available on a first-come, first-served basis to the front of the building.

Tenure: Share of Freehold

Lease Length Remaining: 974 Years

Service Charge: Approximately £5,816 Per Annum - The current service charge reflects the building being in the final stages of a structured seven-year programme of essential capital works, including roof replacements and façade repairs. The FY25/26 increase was limited to 2%, with a further 2% anticipated next year. Following completion of the major works programme, projections indicate a **significant reduction in service charges from FY27/28 (circa 20% reduction), followed by a further anticipated reduction the following year (circa 28%),** subject to AGM approval and cost forecasts.

Council Tax Band: D

Grade II Listed*

No Onward Chain

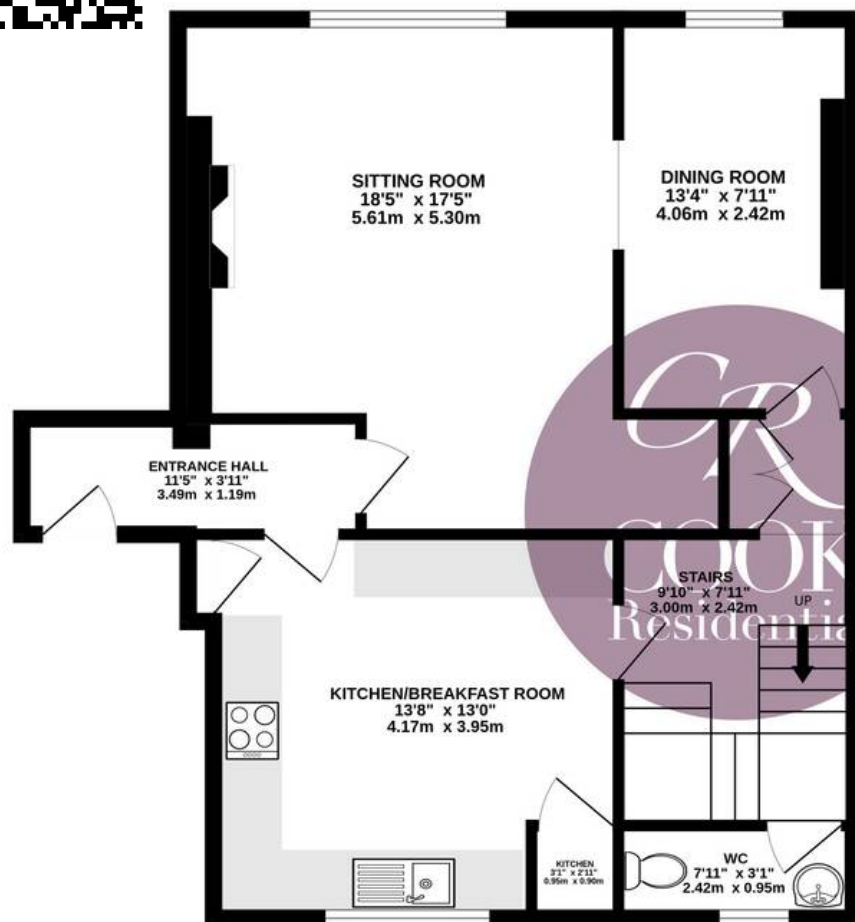
Location: Malvern Road is situated within the highly desirable Lansdown area of Cheltenham, known for its fine Regency architecture and convenient access to the town centre. Cheltenham Spa railway station is within comfortable reach, offering direct services to London Paddington and other major cities. The town centre provides an excellent range of shops, restaurants, cafés and cultural amenities, alongside renowned schooling in both the state and private sectors.

Agents Note: Please note that there are restrictions on title.

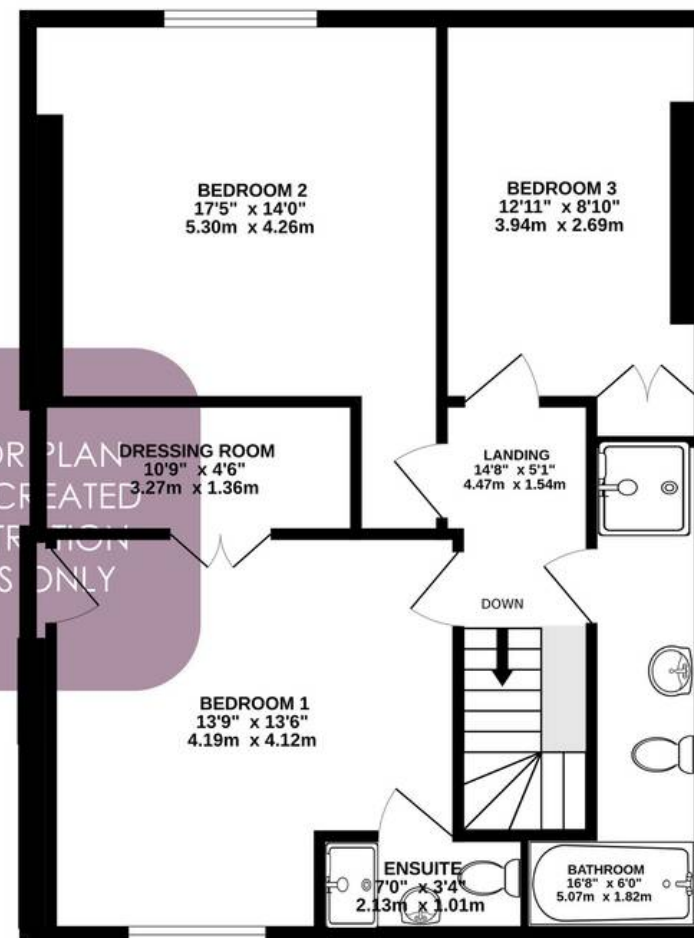
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SECOND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



THIRD FLOOR
683 sq.ft. (63.4 sq.m.) approx.



THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY

TOTAL FLOOR AREA : 1364 sq.ft. (126.7 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.

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