



Harris Court, Lansdown Road

In Excess of £650,000



Harris Court, Lansdown Road

Cheltenham, GL51 6QU

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- No Onward Chain
- Fourth Floor Penthouse Apartment
- Two Large Private Roof Terraces With Panoramic Views
- Spacious Open-Plan Kitchen/Dining/Living Space
- Walking Distance To Cheltenham Spa Train Station
- Allocated Parking Space Plus Visitor Parking





A truly exceptional fourth-floor penthouse apartment, forming part of an exclusive contemporary development on Lansdown Road. Offering beautifully presented and generously proportioned accommodation, this stunning home enjoys breathtaking panoramic views across Cheltenham towards Leckhampton Hill and the surrounding countryside. The apartment further benefits from two substantial private terraces, allocated parking, visitor parking, and no onward chain.

Entrance Hall: A spacious and welcoming entrance hall providing access to all principal rooms. The hallway further benefits from a useful boiler room and a separate utility area fitted with a sink and additional storage space, providing excellent practicality for modern living.

Kitchen/Dining/Living Room: Undoubtedly the heart of the home, this spectacular open-plan living space is flooded with natural light through floor-to-ceiling glazing and enjoys direct access onto the impressive terrace. The kitchen has been beautifully fitted with a sleek range of contemporary cabinetry complemented by quartz worktops and integrated appliances, creating a sophisticated yet practical entertaining space. There is ample room for both dining and seating areas, while the large sliding doors frame stunning elevated views across Cheltenham and towards the surrounding hills.

Balcony/Terrace: A magnificent private terrace extending directly from the main living area, providing a wonderful outdoor entertaining space with glass balustrades and panoramic rooftop views across Cheltenham. Perfectly positioned to enjoy both morning coffee and evening sunsets, the terrace offers an exceptional extension of the internal living accommodation.

Cloakroom: Stylishly appointed with contemporary tiling, a concealed cistern WC, wash hand basin with vanity storage below, and modern fittings throughout.

Bedroom One: A beautifully presented principal bedroom enjoying direct access onto a second private terrace. This generous room benefits from excellent natural light and elevated views, creating a peaceful and luxurious retreat.

Principal Terrace: Accessed directly from bedroom one, this impressive private terrace offers an exceptional additional outdoor seating and dining area with far-reaching views across Cheltenham and towards the surrounding countryside.

En-Suite Bathroom: A luxurious and spacious en-suite fitted with a contemporary suite comprising a walk-in shower, bath, concealed cistern WC, twin wash hand basins with vanity storage, heated towel rail, and elegant marble-effect tiling throughout. A large picture window perfectly frames the far-reaching hillside views.

Bedroom Two: A generous double bedroom beautifully presented with elevated views across Cheltenham and the surrounding hills.

En-Suite Shower Room: Fitted with a walk-in shower, concealed cistern WC, wash hand basin with vanity storage, heated towel rail, and contemporary tiled finishes.

Outside & Parking: The apartment forms part of an exclusive and beautifully maintained modern development set back from Lansdown Road. The property benefits from an allocated parking space as well as visitor parking for guests. The communal grounds and external areas are exceptionally well maintained, creating a prestigious and welcoming environment.

Location: Situated on Lansdown Road, this exceptional penthouse apartment enjoys one of Cheltenham's most desirable and convenient positions. The property is within walking distance of Cheltenham Spa train station, making it ideal for commuters travelling to Birmingham, Bristol, and London Paddington. Montpellier and The Promenade are also within close proximity, offering an excellent selection of shops, cafés, restaurants, wine bars, and independent amenities. The location further benefits from excellent access to the town centre, beautiful parks and gardens, and a range of highly regarded schools. Cheltenham itself is renowned for its Regency architecture, cultural festivals, horse racing, and vibrant café culture, while the nearby Cotswold countryside and surrounding hills provide stunning scenery and countless walking opportunities.

Additional Details: Allocated parking space plus visitor parking. Pets permitted subject to management company approval. Window cleaning included within the service arrangements. Some furniture may be available by separate negotiation.

No onward chain

Tenure: Leasehold

Lease Length: TBC

Service Charge: TBC

Ground Rent: TBC

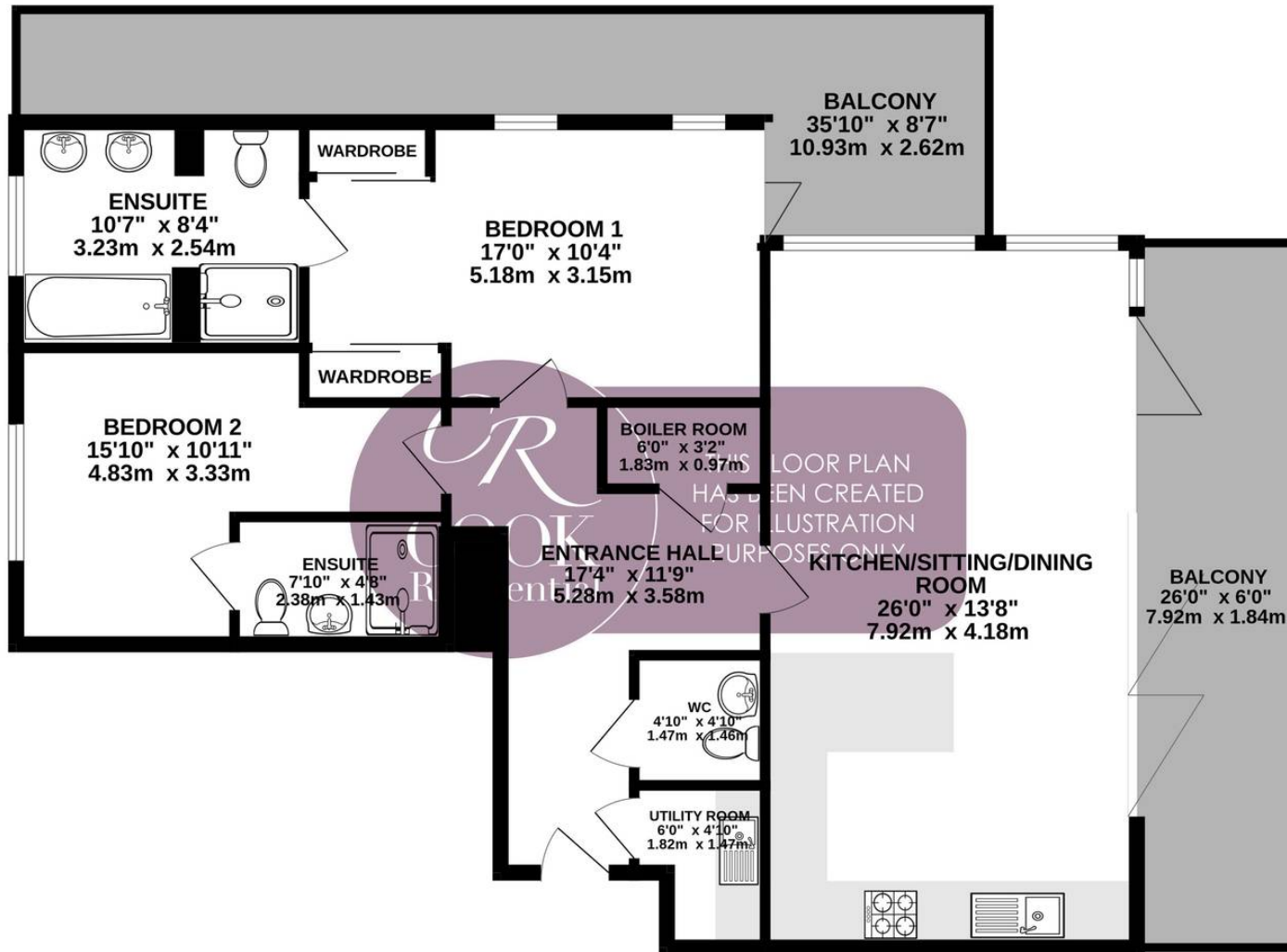
Council Tax Band: C

EPC Rating: B

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FOURTH FLOOR 1035 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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.

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