

AP 1, 20 LANSDOWN TERRACE
MALVERN ROAD

CHELTENHAM, GLOUCESTERSHIRE, GL50 2JP





An exceptional duplex apartment set within an elegant Grade II* listed Regency building forming part of the highly sought-after Lansdown Estate.

This impressive home showcases a meticulous, high-quality refurbishment where heritage features have been carefully preserved and seamlessly enhanced to an exacting modern standard. The property retains a wealth of original period detail including high ceilings, full-height sash windows with shutters, and beautifully proportioned rooms all of which contribute to an immediate sense of space and grandeur.

The present owners have invested significantly in elevating the interiors with bespoke finishes and fine craftsmanship evident throughout.

A stunning kitchen/breakfast room centred on a large sash window with a window seat is flooded with natural light, while the magnificent drawing room provides an elegant principal reception space, enriched by the original floor and refined detailing. Bespoke carpentry by renowned local craftsman Jamie Williams features prominently adding a distinctive and high-specification finish.

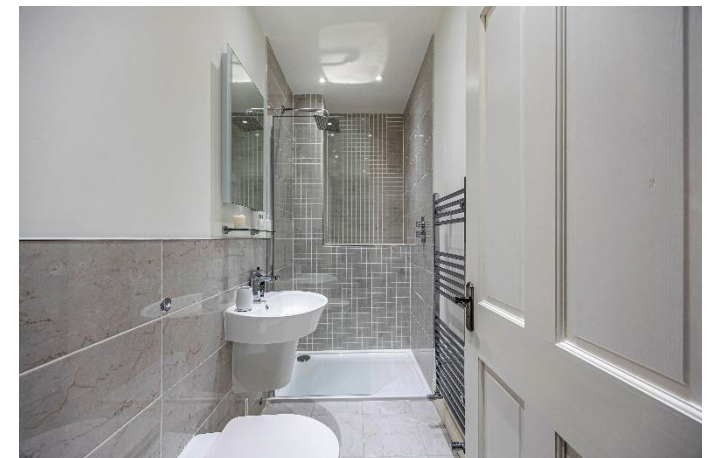
Arranged over two floors, the accommodation is both generous and highly versatile offering an ideal balance of formal and informal living space.

There are three substantial bedrooms & three contemporary bath/shower rooms, two of which are en-suite, alongside a cosy snug overlooking the rear garden, perfect as an additional reception room or potential fourth bedroom. Ample storage further enhances the practicality of the layout.

A particular highlight is the private, generously sized patio garden, an attractive and functional outdoor space ideal for entertaining or quiet relaxation. It also benefits from a useful shed, greenhouse, and gated rear access.

Perfectly positioned, the property enjoys excellent access to road and rail links making it highly convenient for both local and regional travel. It is also within easy reach of the vibrant amenities of Montpellier, Tivoli, and The Suffolks all renowned for their boutique shopping, cafés, restaurants, and lively atmosphere.




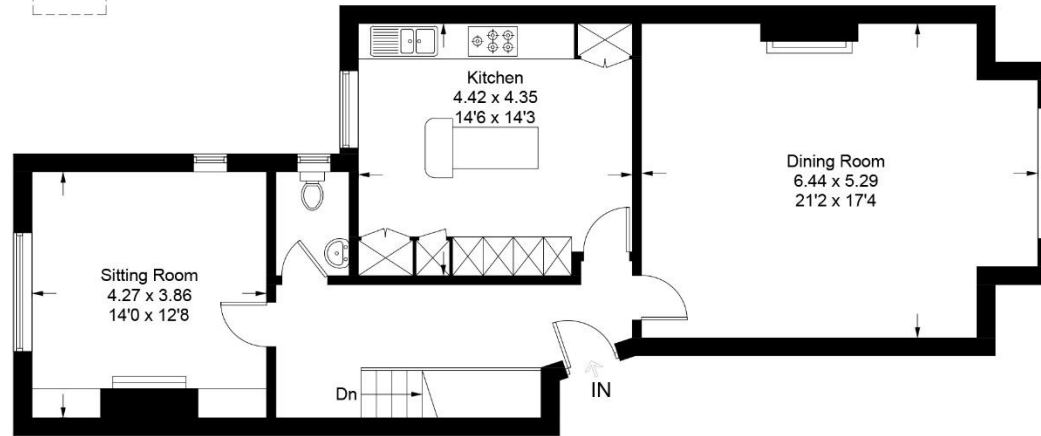


1 20 Lansdown Terrace

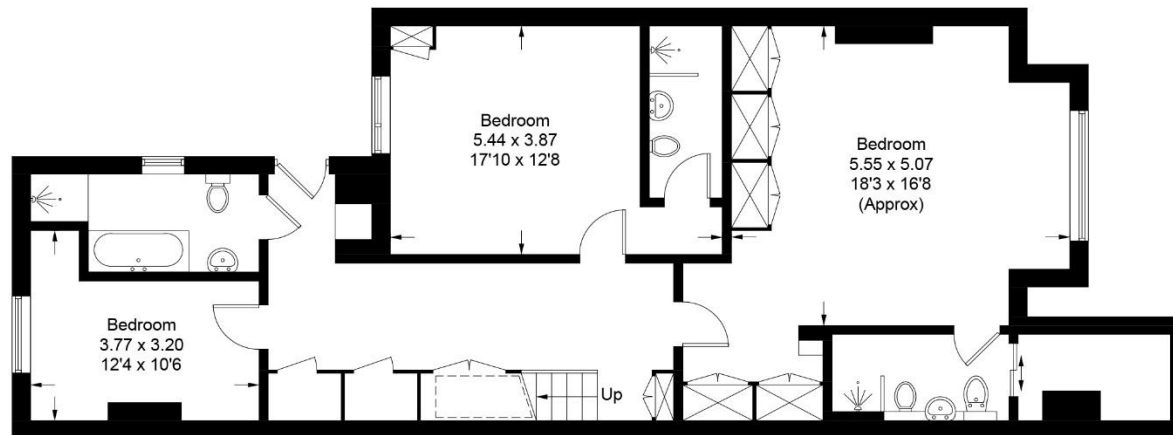
Approximate Gross Internal Area = 182.8 sq m / 1968 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1296024)



GENERAL INFORMATION

The property is Freehold with Ap. 3 presently retaining the lease. The building comprises of 4 self-contained apartments and is presently self-managed however the residents will be retaining the services of a managing agent shortly. Service charge for 2025/2026 February 1st 2025 – 31st January 2026 for Ap1 £3920.00 which includes Ap.1's share of the building insurance.

There is parking available off road at the front of the terrace on a first come first serve basis, however there is plentiful parking within the Lansdown permit parking zone 13 which incorporates Malvern Road. Permits are approximately £80 per year. There are also 4 bays for EV charging on Malvern Road.

COUNCIL TAX BAND:

CHELTENHAM BOROUGH COUNCIL 01242 262626
Band (C) - £1,996.90 pa. 2025/2026.

EPC RATING:

C

PRICE

£975,000

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on
01242 222722.

Charles Lear & Co.

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW
+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

