



Apartment 7, Imperial House
Lypiatt Road | Cheltenham | Gloucestershire | GL50 2QL

STEP INSIDE

Apartment 7, Imperial House

There is something rather special about arriving at Imperial House.

Set back behind secure gates on one of Cheltenham's most distinguished residential roads, this handsome Grade II Listed building has an immediate sense of presence. Its elegant period architecture provides an impressive introduction to Flat 7, a wonderfully spacious apartment occupying the top floor.

Once inside, the proportions are perhaps the first thing to surprise.

The apartment offers considerably more space than might be expected from town-centre living, with an arrangement that works equally well for everyday life, entertaining, working from home or accommodating visiting family and friends.

At the heart of the home is an exceptional sitting and dining room extending to approximately 37 feet.

This is undoubtedly one of the defining features of the apartment. Generous enough to create distinct sitting and dining areas without compromising the feeling of space, it is a room made for entertaining, from relaxed evenings with friends to larger dinners and family gatherings.

Natural light and the elevated top-floor position enhance the sense of openness, while the proportions allow furniture, artwork and individual pieces to be displayed without the room ever feeling crowded.

Adjoining the principal living space is a contemporary fitted kitchen, providing a practical and well-designed environment with integrated appliances and plenty of preparation and storage space.

Together, these areas create a home that feels sociable and connected while retaining the elegance expected of a property within a building of this calibre.

THE BEDROOMS

The bedroom accommodation is equally well considered.

The principal bedroom suite provides a particularly comfortable retreat, complemented by its own dressing room and en suite facilities.

There are two further bedrooms, one with useful fitted storage. Importantly, the three-bedroom arrangement offers considerable flexibility.

For those who no longer require three permanent bedrooms, the third could make an excellent study or dedicated home office, particularly appealing for anyone dividing their time between Cheltenham and London, while remaining readily available as guest accommodation when required.

Occupying the top floor also brings a welcome sense of privacy, creating a calm retreat despite being remarkably close to the centre of Cheltenham.





SELLER INSIGHT

“ Purchased in 2006, the penthouse at Imperial House has been a family home for many years. What initially attracted the owners was the character of Imperial House, the impressive size of the apartment and its position within the building. As the penthouse and largest apartment within Imperial House, extending to approximately 1,665 sq ft, the property offers an unusual combination of generous living space, privacy and period character.

The open-plan living and kitchen area is a particular highlight, providing a spacious and sociable setting that works especially well for entertaining. The generous proportions and elevated top floor position create a good sense of space and light, while also providing a peaceful and private atmosphere. The apartment also benefits from allocated parking, together with attractive landscaped communal grounds.

The location is another key attraction. Montpellier is within easy reach, with its restaurants, boutique shops and park, while central Cheltenham is also easily accessible. Despite being conveniently positioned for the town's amenities, the apartment retains a quiet and private feel within the building. Cheltenham Racecourse and the wider Cotswolds are also within easy reach, providing plenty of opportunities for sporting, cultural and leisure activities.

For the sellers, the property represents a home enjoyed by their parents for many years. They hope that its combination of space, character, privacy and an excellent Cheltenham location will appeal to its next owner.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







STEP OUTSIDE

Imperial House sits within attractive communal grounds and is approached through secure gated pedestrian and vehicular access, giving the development a pleasing sense of separation from Lypiatt Road.

The established communal gardens provide greenery around the handsome period building and create an attractive outlook and setting for residents without the responsibility associated with maintaining a private garden.

Apartment 7 also benefits from an allocated parking space, a considerable advantage in this part of Cheltenham and particularly valuable given just how centrally positioned the apartment is.

A CHELTENHAM LIFESTYLE

Perhaps the greatest luxury Apartment 7 offers is its location.

Lypiatt Road places the apartment between some of Cheltenham's most desirable neighbourhoods, with Montpellier, The Suffolks and Tivoli all within easy reach.

A short walk brings an excellent selection of independent restaurants, cafés, wine bars and boutiques, while Montpellier's handsome terraces, gardens and distinctive Regency architecture provide one of the town's most recognisable settings.

It is this ability to step outside and become part of Cheltenham life almost immediately that makes the location particularly appealing.

Morning coffee, lunch with friends, an evening at a favourite restaurant or a walk through Montpellier Gardens can all form part of everyday life rather than requiring a journey into town.

Cheltenham itself is celebrated for combining the elegance of a historic spa town with a vibrant contemporary cultural scene.

Its internationally recognised festival calendar encompasses literature, jazz, science and music, while Cheltenham Racecourse hosts some of the most important fixtures in the National Hunt calendar, culminating in the renowned Cheltenham Festival and Gold Cup.

For those looking for a sophisticated town base, a lock-up-and-leave Cotswolds home or simply the convenience of having the best of Cheltenham within walking distance, Apartment 7 occupies an exceptionally convenient position.

EDUCATION & COMMUNICATIONS

Cheltenham has long been recognised for the quality and breadth of its educational provision.

Highly regarded schools in and around the town include Cheltenham College, Cheltenham Ladies' College, Dean Close School and Pate's Grammar School, alongside a broad selection of excellent preparatory and state schooling.

Cheltenham Spa railway station provides services to London Paddington as well as Birmingham, Bristol and other major centres.

By road, the M5 provides convenient access north towards Birmingham and south towards Bristol, while the surrounding road network places the Cotswolds and its many celebrated villages and market towns within easy reach.

Approximate Gross Internal Area 1665 sq ft - 155 sq m



Ground Floor First Floor

Floor Plan Produced with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement, these plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure loon is for initial guidance only and should not be relied on as a basis of valuation.



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