



7 Stanmer House Lypiatt Road, Cheltenham, GL50 2QJ

Asking Price £215,000



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Asking Price £215,000

# 7 Stanmer House Lypiatt Road

Cheltenham, GL50 2QJ

- No onward chain
- Set within an elegant Grade II listed period building
- Generous bathroom with bath and separate shower cubicle
- Utility cupboard with washing machine and tumble dryer
- Well maintained communal gardens and excellent local amenities
- Beautiful split-level one-bedroom apartment
- Spacious double bedroom with large fitted wardrobes
- Bright open-plan kitchen and living area
- Allocated parking space

## FIRST FLOOR

Bedroom 13'7 x 11'11 (4.14m x 3.63m)

Bathroom 9'3 x 8'5 (2.82m x 2.57m)

## SECOND FLOOR

Kitchen/ Living Area 13'7 x 17'2 (4.14m x 5.23m)



HMT Sales & Lettings are delighted to offer for sale this one bedroom duplex apartment in Montpellier, Cheltenham.

The apartment is located within Stanmer House, an impressive Grade 2 listed detached house circa 1820s, is just a short walk away from Montpellier and The Promenade.

The front door is located on the first floor. As you enter in, your are immediately welcomed into an open hallway with a door in front that leads to an impressive double bedroom which provides plenty of space for bedroom furniture too. In the hallway, there is also a large storage cupboard that provide plenty of room to keep the entrance hall clear.

There is also a four piece bathroom which includes a toilet, sink, bath and separate shower cubicle.

From the entrance hall, there are stair leading up to the second floor with additional storage under the stairs.





Upstairs, there is a large landing area that could be used as a little office space. Beyond this is the open plan kitchen living space. The kitchen includes sink and electric oven/hob. This is an ideal space to have friends and family over to socialise together.

Outside, there is an assigned car parking space as well as a communal garden area to enjoy. You can also get permit parking on the road.

### Directions

Leaving Cheltenham Town centre, head along the Promenade towards Montpellier and Lansdown. At the roundabout, turn right onto Lansdown Road and then almost immediately, turn left onto Lypiatt Road. Stanmer House is located on your left.





## Floor Plans

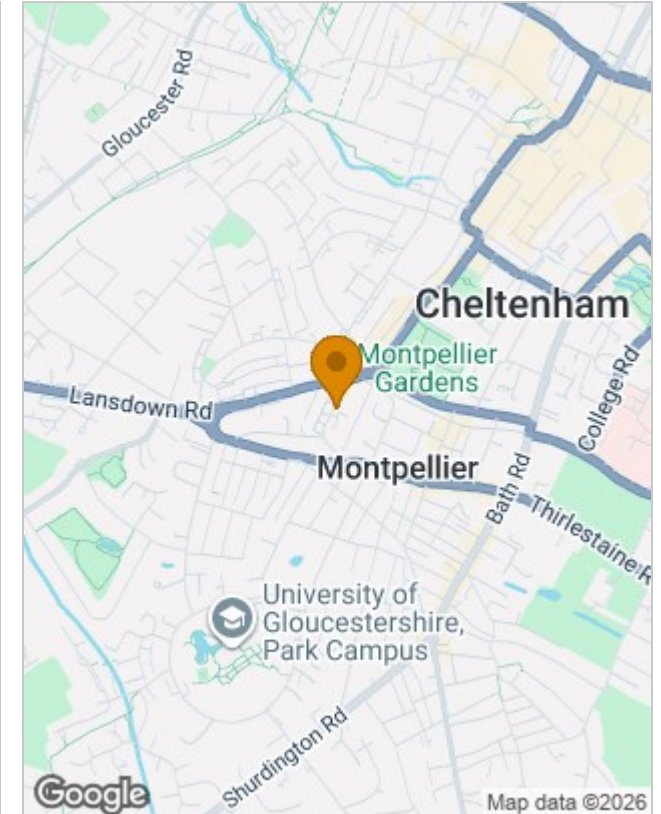


## Viewing

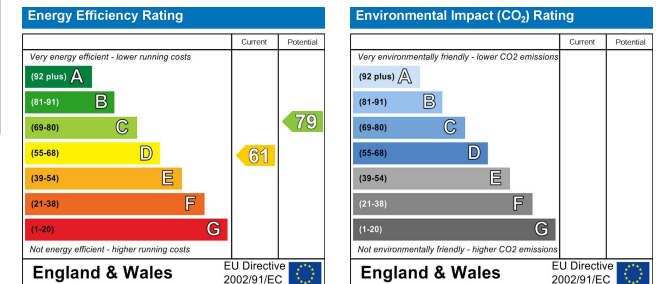
Please contact our HMT Office on 01242 521322 if you wish to arrange a viewing appointment for this property or require further information.

2 Crescent Terrace, Cheltenham, Gloucestershire, GL50 3PE  
Tel: 01242 521322 Email: [info@hmt.co.uk](mailto:info@hmt.co.uk) <https://www.hmt.co.uk>

## Location Map



## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.