

Lansdown Crescent, Cheltenham, GL50 2LF

Guide Price £200,000







Lansdown Crescent

Cheltenham, GL50 2LF

Cook Residential is delighted to present this charming two-bedroom third floor apartment within the iconic Grade II* listed Lansdown Crescent, one of Cheltenham's most celebrated Regency terraces. Its elevated position gives the apartment far-reaching views across the leafy green space directly opposite and over the surrounding rooftops towards the Cotswold hills. It retains plenty of period character, including tall sash windows and cast-iron fireplaces. The accommodation comprises an entrance hall, an inner hallway with storage, a sitting/dining room, a kitchen, two double bedrooms and a bathroom. The property is offered with no onward chain, subject to vacant possession (tenant due to vacate 15th of December).

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No Onward Chain Subject To Vacant Possession (Tenant Due To Vacate 15th Of December)
- Third Floor Apartment In A Grade II* Listed Regency Crescent
- Views Over The Green Open Space Opposite
- Sitting/Dining Room With Two Sash Windows
- Sought-After Lansdown Location
- Off-Road Parking












22





Cook Residential is delighted to present this charming two-bedroom third floor apartment within the iconic Grade II* listed Lansdown Crescent, one of Cheltenham's most celebrated Regency terraces. Its elevated position gives the apartment far-reaching views across the leafy green space directly opposite and over the surrounding rooftops towards the Cotswold hills. It retains plenty of period character, including tall sash windows and cast-iron fireplaces. The accommodation comprises an entrance hall, an inner hallway with storage, a sitting/dining room, a kitchen, two double bedrooms and a bathroom. The property is offered with no onward chain, subject to vacant possession (tenant due to vacate 15th of December).

Communal Entrance: The building is entered through an impressive columned portico. A period staircase with turned balusters and a timber handrail rises to the third floor, with tall sash windows lighting the way.

Entrance Hall and Hallway: The entrance hall leads through to an inner hallway that gives access to all rooms. Two built-in storage cupboards provide useful storage.

Sitting/Dining Room: A bright, well-proportioned reception room at the front of the property. Two tall sash windows fill it with natural light and frame lovely views across the green and towards a church tower beyond. A feature wall adds a touch of colour, and there is ample space for both living and dining.

Kitchen: Fitted with cream Shaker-style wall and base units with black bar handles, solid wood worktops and metro-tiled splashbacks. Appliances include an integrated electric oven, a ceramic hob and an integrated extractor, with under-cabinet lighting above the worktops. There is a washing machine and fridge freezer included in the sale. A sash window above the sink looks out over the rooftops towards the hills.

Bedroom One: A generous double bedroom at the front of the property, with a sash window that enjoys views over the green and towards a church tower beyond. A black cast-iron feature fireplace adds period character, and a built-in storage cupboard provides useful storage.

Bedroom Two: A second double bedroom at the rear, with a sash window looking out across the rooftops towards the Cotswold hills. It has a cast-iron feature fireplace with a white surround and two built-in storage cupboards.

Bathroom: A contemporary bathroom with a panelled bath, an electric shower over and metro-tiled surrounds. There is a countertop vessel basin on a vanity unit with a wood-effect drawer, and a low-level WC. Wood-effect tiled flooring, a shaver socket and a window complete the room.

Parking: Four off-road parking spaces at the front of the building are available on a first-come, first-served basis.

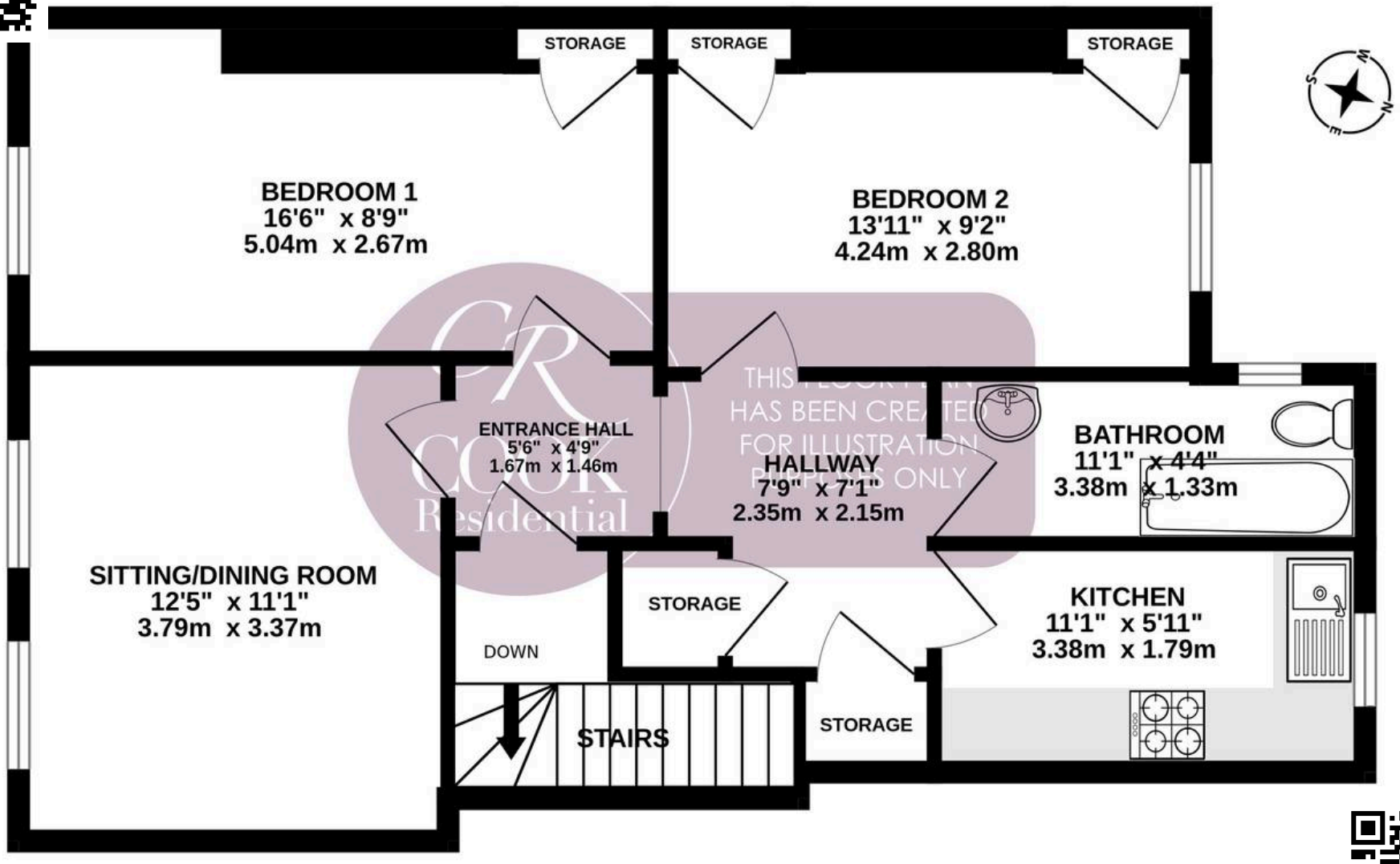
Additional Information:
No Onward Chain, Subject To Vacant Possession (Tenant Due To Vacate 15th Of December)
Grade II* Listed Building
Tenure: Leasehold
Lease Length: 995 years remaining
Service Charge: £1,800 PA
Ground Rent: £30 PA
Council Tax Band: A Cheltenham

Location: Lansdown Crescent is one of Cheltenham's most sought-after addresses. Its sweeping Regency façade looks out over a beautiful green open space, perfect for a morning walk or a relaxed afternoon outdoors. Lansdown is renowned for its elegant period architecture and tree-lined streets. Montpellier and The Promenade are within easy walking distance, with their superb range of independent boutiques, restaurants, cafés and bars. Cheltenham Spa railway station is also close by, offering direct services to London and other major cities, while the A40 and M5 provide convenient road links. Cheltenham is famed for its Regency heritage, its internationally renowned festivals and the prestigious Cheltenham Racecourse.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, they are intended as a general guide only and do not form part of any offer or contract. All measurements, descriptions and information are provided in good faith and should be independently verified by prospective purchasers. Fixtures, fittings and appliances have not been tested, and no guarantee can be given as to their condition or working order. Buyers should seek confirmation of all leasehold details, charges and relevant restrictions through their legal representative.

Digital Staging: Some images of this property have been digitally staged to show how the space could be furnished and used. The furniture, accessories and décor shown in these images are for illustrative purposes only, are not included in the sale and do not represent the current condition or contents of the property. Prospective purchasers are advised to view the property in person and refer to the unstaged photographs and floorplan for an accurate representation.

THIRD FLOOR
645 sq.ft. (59.9 sq.m.) approx.



THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY
COOK Residential

TOTAL FLOOR AREA : 645 sq.ft. (59.9 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.
Made with Metropix ©2026



Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street - GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.