

Flat 1, 6 Lansdown Crescent, Lansdown, Cheltenham GL50 2JY

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A spacious two-bedroom garden flat in Cheltenham's sought-after Lansdown Crescent, with a private southerly-facing garden and generous living space. Forming part of a Grade II listed building close to Montpellier and local parks, this well-presented home is offered chain free.













Set within Lansdown Crescent, one of Cheltenham's sought-after residential addresses, this spacious two-bedroom garden flat combines the character of a Grade II listed building with comfortable modern interiors. Montpellier's varied shops, cafés and restaurants, together with local parks, are close by.

Occupying the lower ground floor of a stone-dressed building, the flat offers approximately 1132 sq ft of well-proportioned accommodation. Ceilings of around 8ft 9in add to the sense of space, while the private rear garden provides a welcoming outdoor retreat.

An entrance hall leads down to the main living accommodation, where a dining area adjoins the kitchen and opens through to the sitting room. A period-style feature fireplace provides a focal point, while glazed double doors with matching side panels bring in natural light and open directly onto the garden.

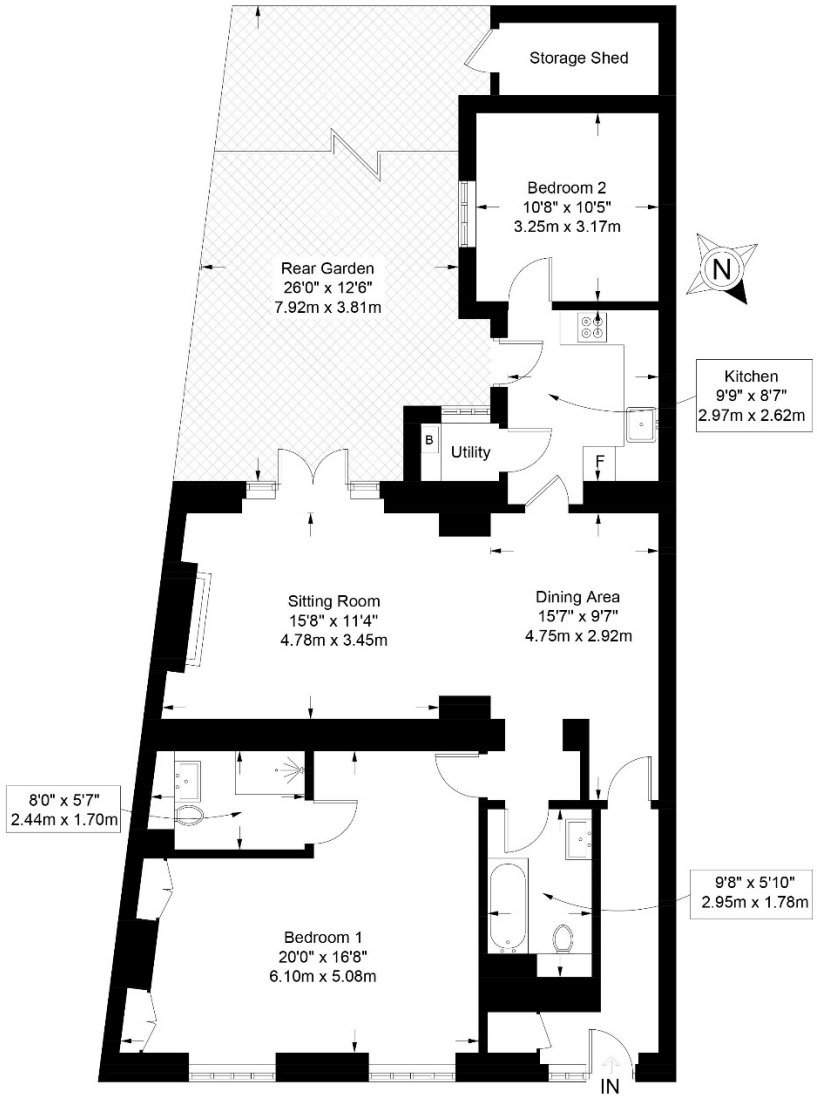
The kitchen is fitted with a good range of modern units and integrated appliances, including a fridge/freezer, dishwasher, oven, hob and extractor hood. A separate utility room provides plumbing for a washing machine and houses the gas-fired boiler serving the central heating and hot water.

At the front of the flat, the spacious principal bedroom has two built-in wardrobes and a modern ensuite shower room with a rainfall shower, basin and WC. The second bedroom overlooks the rear of the property and offers flexibility for guests or working from home.

The main bathroom is well appointed, with a tiled floor, partly tiled walls and a white suite comprising a bath with a rainfall shower over, a large basin and WC.

Outside, the enclosed rear garden measures approximately 26ft x 14ft and enjoys a southerly aspect, with a useful garden store and space for outdoor dining.

Well-presented throughout, this appealing Cheltenham garden flat offers a pleasing balance of period character, modern fittings and generous room sizes. The property is offered for sale chain free.





Lease Details

Tenure: Leasehold with a share of the freehold.
Lease: 999 years commencing 11th October 1988
Service Charge: £1,800 per annum
Ground Rent: Peppercorn
Managing Agents: Cambray Property Management

General

Services: All mains services are believed to be connected.
Local Authority: Cheltenham Borough Council.
Council Tax: Band B
EPC: D
Parking: Allocated car parking space. Residents parking scheme.

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Approximate Gross Internal Area 1132 sq ft / 105.2 sq m (excluding storage shed).

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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