



Lansdown Road, Cheltenham, GL50 2HT

£300,000

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Nestled within a prestigious Regency terrace, this elegant Grade II Listed apartment on Lansdown Road offers a unique blend of period grandeur and contemporary living. Combining almost 800 sq ft of beautifully presented accommodation with impressive original features and residents' parking, this property presents a rare opportunity for a sophisticated central Cheltenham lifestyle.

Upon entering, a spacious reception hall welcomes you with elegant archways, decorative plasterwork, and high ceilings, setting the tone for the impressive home beyond. Throughout, the apartment boasts meticulously preserved original Regency features, including intricate ceiling cornicing, deep skirting boards, and traditional sash windows, all contributing to its timeless charm.

The magnificent living room is a true highlight, spanning over 21 feet and bathed in natural light from three large sash windows that offer pleasant views of mature trees. A beautiful period fireplace provides a striking focal point, complemented by ornate cornicing, creating an exceptional space perfect for both relaxing and entertaining.

The modern fitted kitchen provides an excellent range of units, ample worktop space, and integrated appliances, ensuring practicality and style. A separate utility cupboard offers additional convenience.

The spacious double bedroom continues the elegant theme with generous proportions and bespoke fitted storage. A large sash window ensures the room is bright and offers a peaceful retreat.

Completing the accommodation is a well-appointed bathroom, featuring both a full-size bath and a separate shower, finished in a timeless style that complements the property's character.

A significant benefit for a central location, the apartment includes residents' off-street parking, offering invaluable convenience. Situated in the highly sought-after Montpellier area, this home provides immediate access to fashionable boutiques, cafés, wine bars, and acclaimed restaurants. The Promenade, Imperial Gardens, and Cheltenham town centre are all within easy walking distance. Excellent transport links, including Cheltenham Spa railway station,



Approximate Gross Internal Area 798 sq ft - 74 sq m



Floor plan produced in accordance 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 shown is for initial guidance only and should not be relied on as a basis of valuation.



- Beautiful Grade II Listed Regency apartment
- Magnificent living room with period fireplace
- Modern fitted kitchen with separate utility cupboard
- Residents off street parking
- Walking distance to Montpellier Gardens, The Promenade and Cheltenham town centre
- Spacious double bedroom
- Impressive original Regency features including ornate cornicing, high ceilings and large windows
- Large bathroom with bath and shower
- Highly sought-after Montpellier location
- Ideal for professionals, downsizers or as a premium lock-up-and-leave

