



3 Evelyn Court, Malvern Road, Cheltenham, Gloucestershire, GL50 2JR

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**A 3 BEDROOM, 2 RECEPTION ROOM DUPLEX APARTMENT SET WITHIN THIS STUNNING PERIOD TERRACE IN LANSDOWN. THE APARTMENT OCCUPIES THE SECOND AND THIRD FLOOR AND HAS FAR REACHING WESTERLY VIEWS BEYOND.**

**ACCOMMODATION:**

Duplex living  
Three bedrooms  
Large reception room  
Fitted kitchen with dining space  
Bathroom with separate shower  
Communal Garden to the rear

**PARKING:**

Unallocated off road parking and on road parking permits are available for Cheltenham Lansdown Zone 13

**ADDITIONAL:**

Gas fired central heating  
Working sash windows  
Unfurnished

**INCLUDED:**

Side by side large fridge  
Dishwasher  
Wine cooler  
Oven  
Hob

**TERM**

12 months minimum term. No pets. No sharers. No smokers.

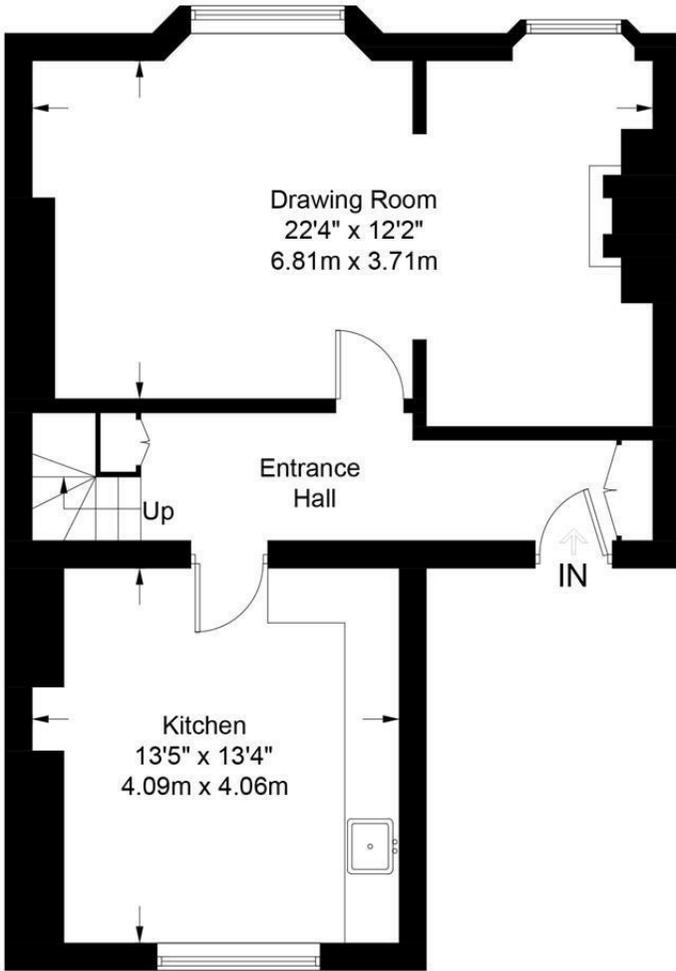
Mains services are believed to be connected.

**VIEWING AND SHOWING TIMES:**

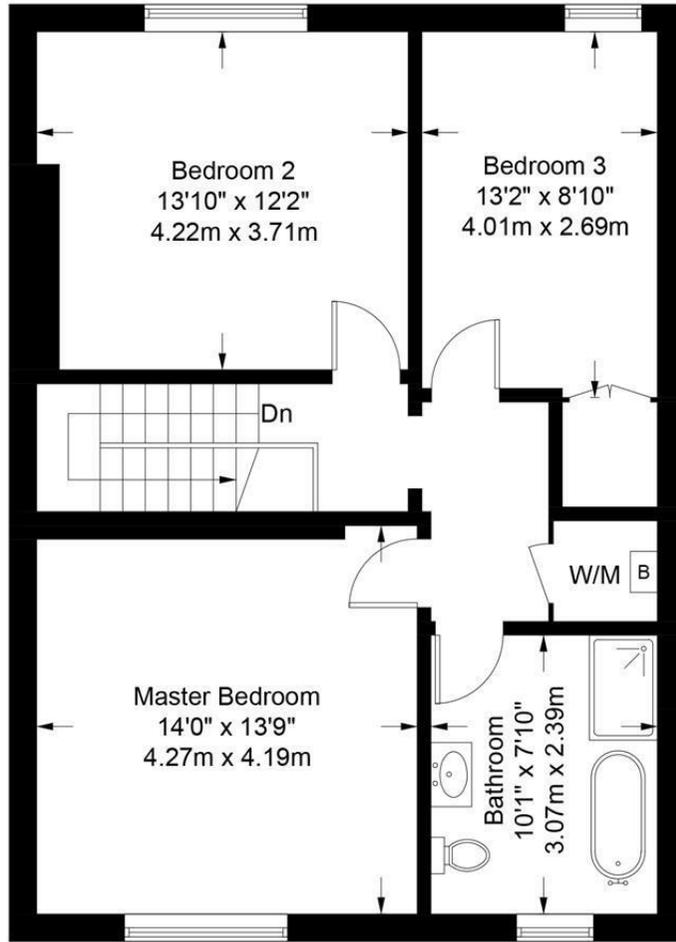
Read Maurice show our rental property during weekdays only. No application may be made without a physical viewing of the property. For certain properties block viewings will be offered and you are advised to attend at the earliest opportunity if this property is of interest to you.







**GROUND FLOOR**



**FIRST FLOOR**

Approximate Gross Internal Area = 1302 sq ft / 121 sq m  
 Illustration for identification purposes only, measurements are approximate and are not to scale.  
 Please check all details before making any decisions reliant upon them.  
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property. PRN: 18274584 - Date of printing 28th June 2024

**EPC: Band D**  
**Rating: 64**  
**Council Tax: D**  
**Area: 1302.00 sq ft**



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