



Flat 3, 3 Lansdown Terrace, Malvern Road, Cheltenham GL50 2JT

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Elegant Grade II listed first-floor apartment set within a handsome stone-fronted period building, featuring impressive original character, allocated off-street parking, and a private balcony with views across Lansdown. Offered chain free, this beautifully presented two-bedroom home combines timeless period features with modern comforts, all within easy reach of Montpellier and the railway station.





Occupying the first floor of an impressive Grade II listed stone-fronted building, this beautifully presented apartment offers a rare opportunity to acquire a home that effortlessly blends period elegance with modern convenience.

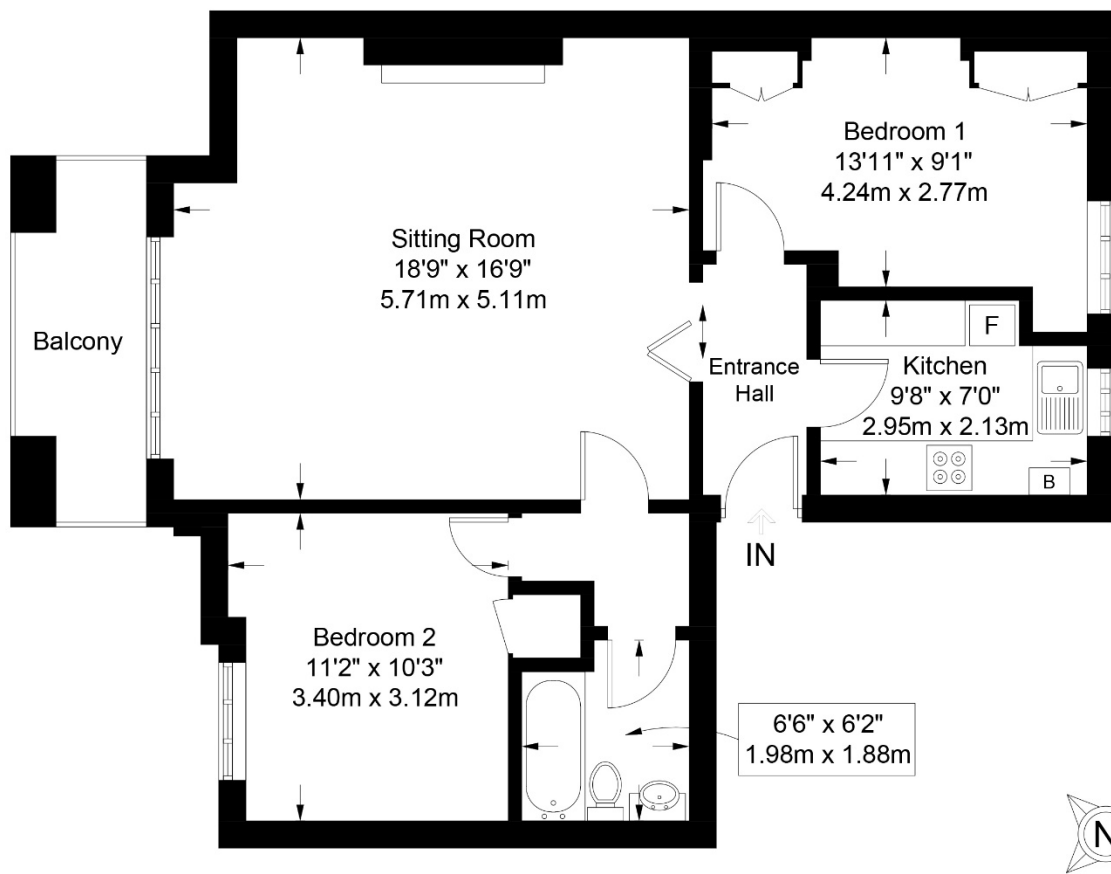
The property is accessed via clean and well-maintained communal areas, reflecting the care and quality of the building as a whole. Once inside, the standout feature is undoubtedly the magnificent sitting room, boasting soaring 13ft ceilings, an attractive period fireplace, decorative ornate coving, and a striking 10ft wide picture sash window that opens onto a balcony overlooking Lansdown. This exceptional living space provides an abundance of natural light and creates a wonderful setting for both relaxing and entertaining.

The accommodation further comprises two bedrooms, a modern fitted kitchen complete with integrated appliances, and a stylish bathroom appointed with a contemporary white suite and an over-bath rainfall shower. Additional benefits include gas-fired central heating to radiators, panelled internal doors, and an allocated off-street parking space.



Ideally positioned close to Montpellier and the railway station, the apartment enjoys convenient access to a wide range of boutique shops, cafés, restaurants, and transport links, making it an excellent choice for professionals, downsizers, investors, or those seeking an elegant town residence.

Early viewing is highly recommended to appreciate the character, proportions, and superb location of this exceptional home.



Lease Details

Tenure: Leasehold

Lease: 150 year lease commencing 1st January 2017

Service Charge: £1955 per annum (£1500 service charge plus £455 buildings insurance)

Ground Rent: £100 per annum.

Managing Agents: TLBM

General

Services: All mains services are believed to be connected

Local Authority: Cheltenham Borough Council

Council Tax: Band B

EPC: D

Parking: Allocated off street car parking for one vehicle

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Approximate Gross Internal Area 735 sq ft / 68.3 sq m

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. 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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