

FLAT 6, 26 LANSDOWN PLACE
CHELTENHAM, GLOUCESTERSHIRE, GL50 2HX

 Charles Lear



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Occupying the entire top floor within a stunning Grade II Listed townhouse, this recently refurbished two bedroom, two bathroom apartment enjoys off road parking and some of the towns finest views towards Leckhampton Hill, whilst Montpellier and the town centre are within a very short walk.

DESCRIPTION

Stone steps lead up to a recessed porch with an imposing front door with brass ironmongery and an intercom to all apartments. The communal entrance hall has stairs leading to Flat 6 which is located on the top floor. On entry into the apartment, the original staircase rises to a galleried reception hall with engineered timber flooring. The kitchen, which is contemporary in style, is fully fitted with a range of appliances and enjoys a lovely urban rooftop view through the original sash window which provides the maximum of light. To the front of the property is a beautifully proportioned living room with space to sit and dine, a feature fireplace and two sash windows providing a wonderful southerly view towards Leckhampton Hill. This delightful apartment also offers two double bedrooms including a principal suite with fitted wardrobe and a shower room clad with marble. The guest bedroom, which affords the same far reaching view as the sitting room, is well serviced by the principal bathroom accessed via the reception hall.





SITUATION

Set well back from Lansdown Road, 26 Lansdown Place is a particularly fine Grade II Listed stone dressed townhouse which enjoys communal gardens to the front. Montpellier and Cheltenham's famous Promenade, which benefits from a wide variety of bars, boutiques, cafés and restaurants, are located within a short walk whilst useful facilities such as Cheltenham Spa Railway Station and the M5 are easily accessible, the former being reachable on foot. Forming part of the original Lansdown Estate, largely completed between 1831 and 1848, the district affords some of the finest architecture in the town.

LEASE INFORMATION

Tenure: Leasehold with Ground Rent of £200 pa. payable.
Length of Lease: 125 years from 1987.
Service Charge: £100 pcm.
Managing Agent: Cambray Property Management.

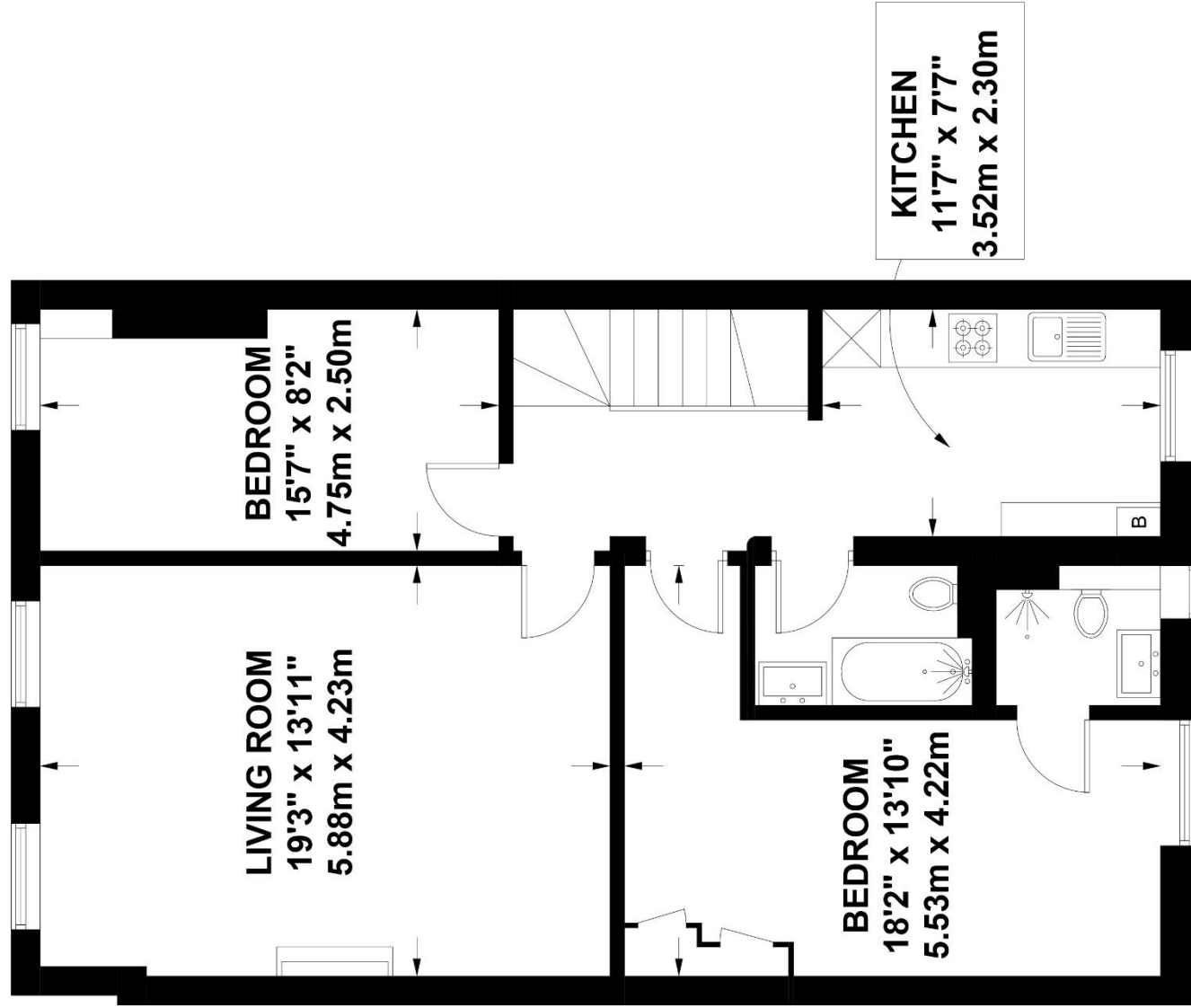
Local Authority:

Cheltenham Borough Council: 01242 262626.
Council Tax Band: (C) - £1,738.24pa. (2022/2023).

Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 863 sq ft / 80.2 sq m



This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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