

FLAT 2, 5A LANSDOWN TERRACE LANE
CHELTENHAM, GLOUCESTERSHIRE, GL50 2JU

 Charles Lear



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Occupying the entire lower ground floor in this stunning Grade II* Listed townhouse, this substantial two bedroom apartment has been upgraded and offers surprisingly light and spacious accommodation measuring nearly 900sq.ft., off road parking for one vehicle and a private entrance.

DESCRIPTION

The apartment has its own private entrance which may be accessed via the charming communal entrance hall or through Lansdown Terrace Lane. Off road parking is available on the gravel drive to the front of the property (Lansdown Terrace, Malvern Road). The entrance hall leads through to all the principal rooms including a kitchen with a wide range of wall and base level storage units, a formal sitting room, two generous double bedrooms, one of which offers a dressing area and large storage cupboard housing the boiler and a bathroom that offers the potential to improve if desired. Outside and to the rear of the property is a courtyard garden shared by only two other apartments.





SITUATION

Located just off Malvern Road in one of Cheltenham's most fashionable districts. Situated within striking distance of the Promenade and the shops, bars, restaurants and boutiques in Montpellier, Lansdown Terrace also offers excellent access to Waitrose, GCHQ and the M5 motorway network.

GENERAL INFORMATION

Services:

Mains water, electricity, gas and drainage are connected to the property.

Lease Information:

New 150-year lease to be granted on completion.

Ground Rent: £100 pa.

Service Charge: To be confirmed - the communal areas and exterior of the building have been refurbished so the amount payable will reflect this.

Local Authority:

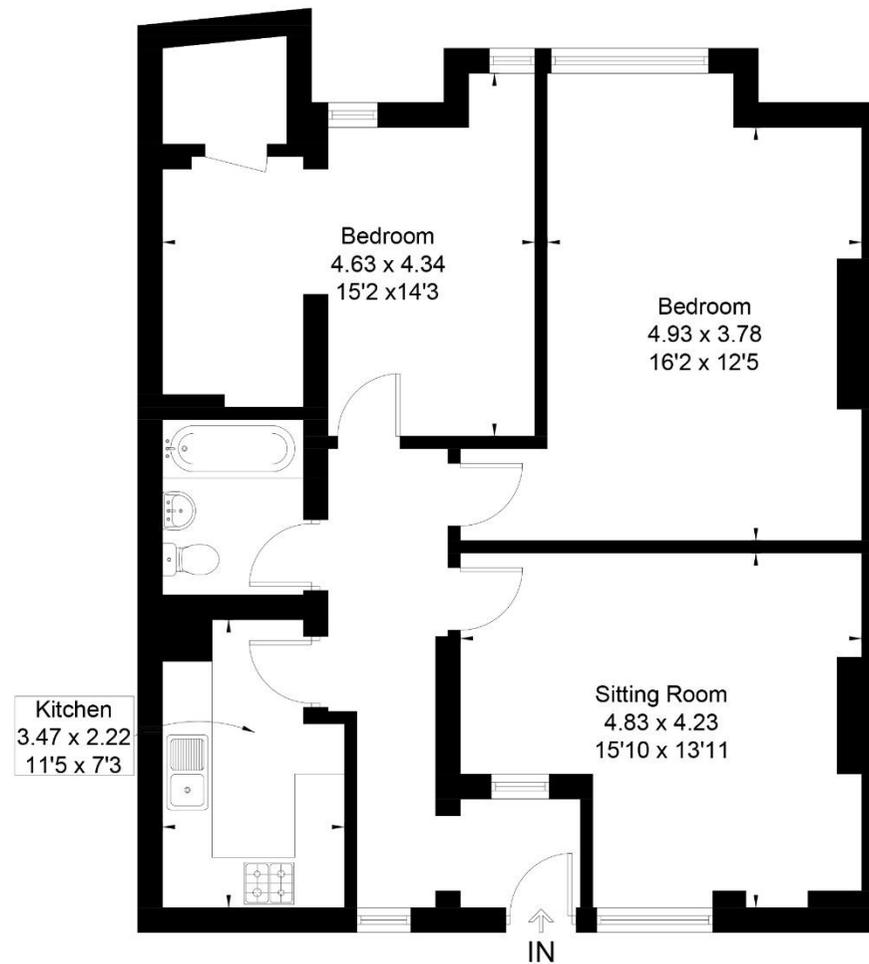
Cheltenham Borough Council: 01242 262626.

Council Tax Band: (B) - £ 1,668.78pa. (2024/2025).

THE LANSDOWN ESTATE

The estate was largely completed between 1831 and 1848 under the supervision of the Jeppard brothers, two architects who transformed the original plans and were responsible for creating the immense convex Lansdown Crescent as well as Lansdown Terrace and Lansdown Parade. Primarily built in brick with dressed stone frontages, these large family houses epitomise 19th Century Cheltenham with its wealthy leisured class. Many of the properties have been converted into apartments as the original houses were deemed too large for modern family living.

Approximate Floor Area = 82.7 sq m / 890 sq ft



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #66646