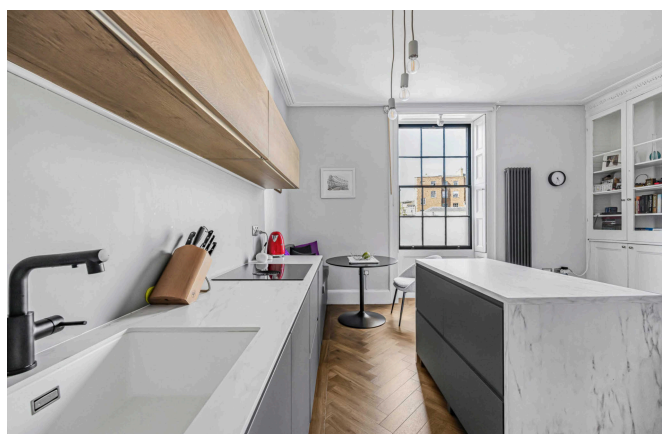
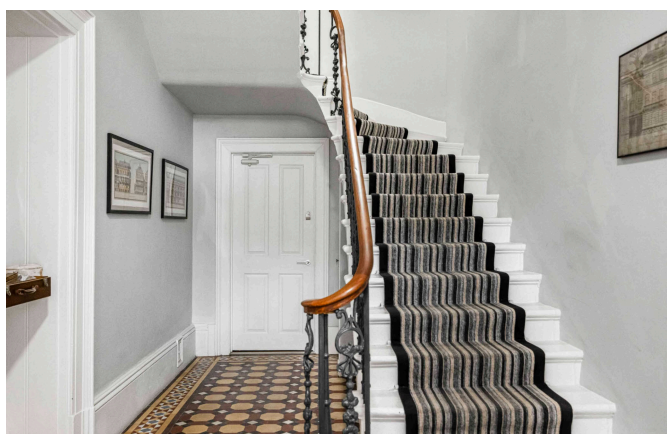


PerryBishop

PROPERTY MADE PERSONAL

Flat 4, 15 Lansdown Place



Two bedroom • Two bathroom • Grade II Listed • Regency period features • Central location



Flat 4, 15 Lansdown Place

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

A beautifully presented and spacious split level apartment situated on the ground and upper first floor of this Grade II* listed end of terrace, within walking distance of Montpellier and its range of bars, restaurants and boutiques.

Offering the feeling of space and light, the apartment benefits from outstanding features such as the double height ceilings and regency period features. You enter the apartment from the grand and stylish entrance hall and are met with elegant and spacious rooms, finished to the highest of standards.

Internally the accommodation in brief comprises entrance hall with stairs, shower room and understairs storage, leading to the open plan kitchen and living room with period storage and the utility room housing the washer drier and coat storage. The beautifully designed kitchen comes from Voga in Cirencester and are made by Hacker have sleek lines and houses all the modern appliances including Bora induction hob with built-in

extractor.

On the first floor is the main bedroom with ensuite bathroom, walk in wardrobe, period storage and a second bedroom. Amtico Herringbone flooring to the reception areas and carpet upstairs finishes the apartment off beautifully.

Outside is a private communal lawned garden and private parking for the building, with a limited number of spaces on a first come/first served basis, supplemented by the provision for on street parking permits available from the local authority.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

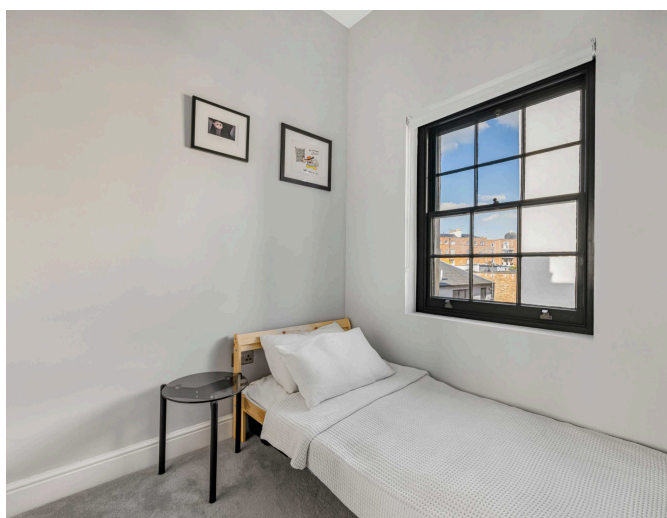
Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other





nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

From Perry Bishop's Bath Road Office head towards Cheltenham town centre, pass straight through the first set of traffic lights, at the next set of lights turn left onto Montpellier Terrace, continue to the end and take the second exit off the mini roundabout and continue straight on at the traffic island onto Lansdown Road, take the first right turn onto Lansdown Walk and Lansdown Place will be found on your left hand side.

What3Words /// grades.engage.swan

Services & Tenure

The tenure is leasehold, 996 years.
Freehold will be transferred to all property owners once the last property is sold by the developer (also the current freeholder)
Service charge is £1,800 per annum and is payable monthly.
Ground rent is peppercorn.
All main services are understood to be connected.

Local Authority

Cheltenham Borough Council.

Council tax band B.

Our reference

CHE/NB/CDH/14052025

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

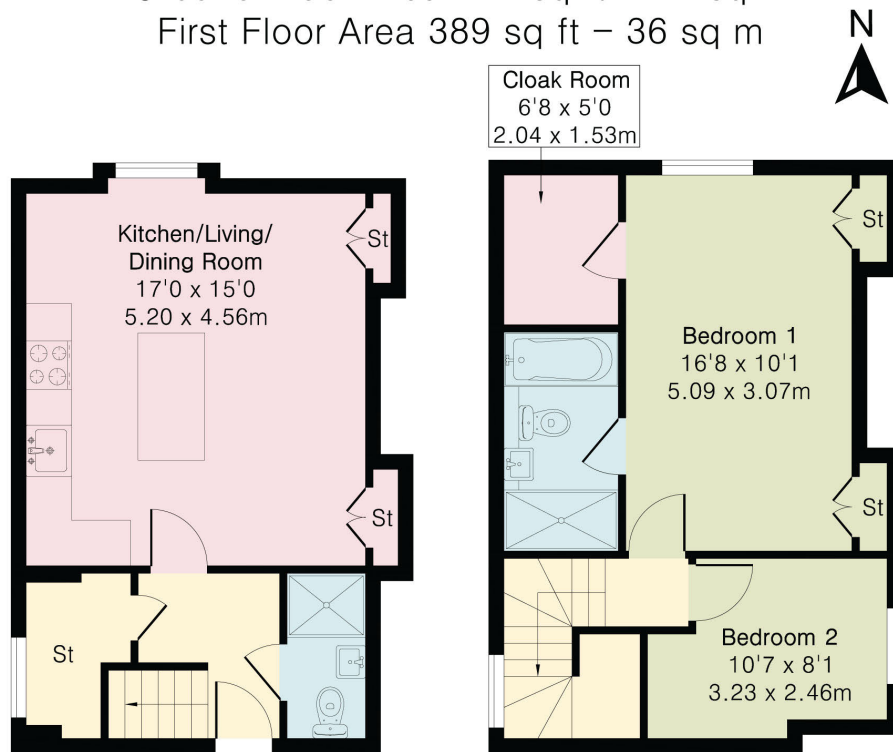
E: cheltenham@perrybishop.co.uk



Approximate Gross Internal Area 750 sq ft - 70 sq m

Ground Floor Area 361 sq ft – 34 sq m

First Floor Area 389 sq ft – 36 sq m



Ground Floor

First Floor

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

