



# FLAT 2, 19 LANSDOWN TERRACE

CHELTENHAM ♦ GLOUCESTERSHIRE ♦ GL50 2JP

savills



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A FABULOUS RAISED GROUND  
FLOOR APARTMENT IN THIS  
LANDMARK GRADE II\* LISTED  
TERRACE WITH EXCELLENT ACCESS  
TO THE TRAIN STATION AND THE  
TOWN CENTRE

Communal entrance ♦ entrance hall ♦ open plan sitting/  
dining room ♦ opening in to fitted kitchen ♦ two double  
bedrooms ♦ bathroom ♦ private parking





## SITUATION

Lansdown Terrace is a superbly located Grade II\* Listed terrace in the heart of Cheltenham town with excellent access to both the town centre and the train station. Number 19 is found towards the lower end of the terrace and flat number 2 is on the raised ground floor accessed through the main entrance.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa.

Less than a hundred miles from London it nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar which recently topped the national GCSE schools league table.

Now a highly sought after place to live (voted the number 1 place in the United Kingdom to bring up a family by the Telegraph early in 2015), the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

For those with a taste for the finer things in life, there are Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. For art and history lovers there is The Wilson, Cheltenham's newly refurbished museum and art gallery, whilst Cheltenham also has a thriving cultural scene that includes two concert halls and three theatres. There are the numerous festivals such as The Wychwood Festival, the festivals of literature, science, food and drink and, perhaps the pinnacle for some, the jazz festival, which has historically attracted such known performers as Van Morrison, Jamie Cullum and Jools Holland.

Undoubtedly for many more, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.

## DESCRIPTION

19 Lansdown Terrace is a landmark Grade II\* Listed terraced building divided in to apartments and number 2 is on the raised ground floor thus benefiting from fabulous character features and lovely high ceilings.

Internally the generous apartment comprises two double bedrooms, with the master bedroom enjoying double aspect windows and built in wardrobes. Adjacent to the master bedroom is a well presented bathroom with a roll topped bath and shower over.

At the front of the apartment is the outstanding principal reception room with stunning high ceilings, cornicing and ceiling rose, original fireplace and working window shutters on the box bay window to the front. The well fitted kitchen is accessed through a wide opening with a breakfast bar dividing. The flat is heated by gas fired central heating.

Outside is 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.

## SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating.

## TENURE

Share of freehold. The current service charges are set at £75 per calendar month.

## LOCAL AUTHORITY

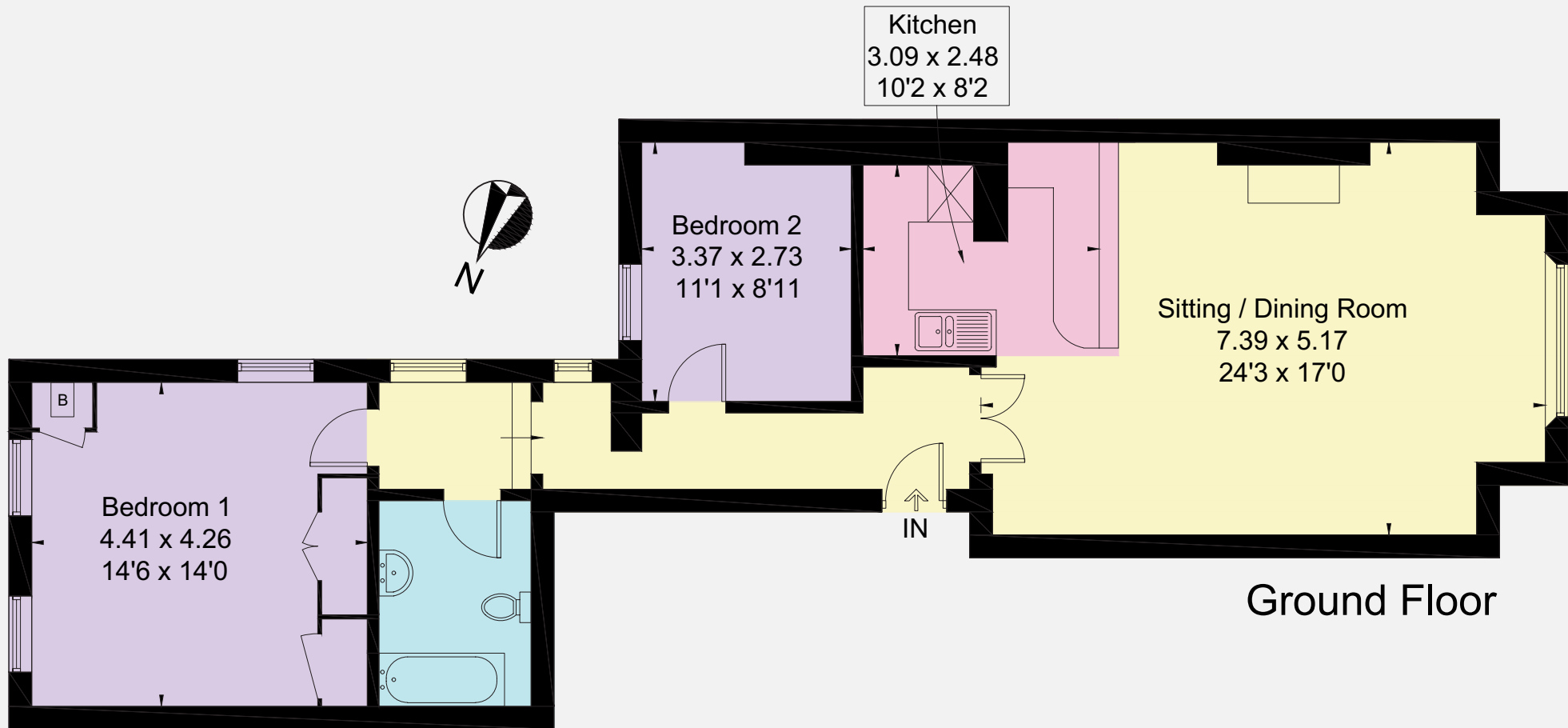
Cheltenham Borough Council. Tel: 01242 262626.

## VIEWING

Strictly by appointment with Savills.

## FLOORPLANS

Total gross internal area: 86.4 sq m / 930 sq ft



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