



Stunning three bedroom apartment

17A Lypiatt Terrace, Cheltenham, Gloucestershire, GL50 2SX

Leasehold with share of freehold - 999 year lease from March 1984



Entrance hall • drawing room • sitting room/bedroom
• kitchen • principal bedroom with en suite bathroom
• shower room • study/further bedroom • two parking
spaces • two balconies • communal grounds

Situation

Lypiatt Terrace is one of the most recognisable of the landmark Grade II * listed terraces in Cheltenham and is set well back from Lypiatt Road, protected by a wide expanse of lawn and iron railings. Within walking distance of Montpellier, Tivoli and The Suffolks, the apartment is ideally located for those seeking to enjoy the bars, restaurants and shops that Cheltenham has become so well known for in recent years.

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.

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

Boasting many period features, Apartment 17A occupies the entire first floor and offers approximately 1593 sq ft of accommodation. A recessed porch leads to a communal hall with stairs up to the first floor. A spacious entrance hall leads to the beautiful drawing room complete with solid oak herringbone flooring, feature fireplace, three deep sash windows and a south facing balcony. The stunning bespoke kitchen has been newly fitted with integrated appliances and quartz worktops.

The spacious sitting room can also be used a bedroom and includes bespoke bookcases and a balcony overlooking the front of the building. The principal bedroom suite offers a feature fireplace and a luxurious en suite bathroom with bateau bath, walk-in shower, mandarin stone tiles and a double vanity unit.





There is also a useful study/
additional bedroom next to a
further shower room.

Outside there are two
parking spaces and access to
the communal grounds.

Services

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

Tenure

Leasehold with share of
freehold - 999 year lease from
1985

Local Authority

Cheltenham Borough Council.
Tel: 01242 262626.

Viewing

Strictly by appointment with
Savills.



17A Lypiatt Terrace, Cheltenham, Gloucestershire, GL50 2SX
Approximate Area 148.0 sq m / 1593 sq ft



savills

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