

Flat 6, Evelyn Court

Malvern Road, Cheltenham



A beautiful and substantial duplex apartment of circa 2000sqft with private garden, forming part of this stunning Grade II listed terrace.



3-4



2



1-2

Summary of accommodation

Main House

Raised Ground Floor: Entrance | Reception room | Dining room | Bedroom | Cloakroom

Lower Ground Floor: Kitchen/Breakfast room | Pantry | Principal Bedroom | En-suite shower room

Storage cupboard | Bedroom | En-suite bathroom | Understairs Storage

Garden and Grounds

Private courtyard garden | Communal garden | Off-street parking



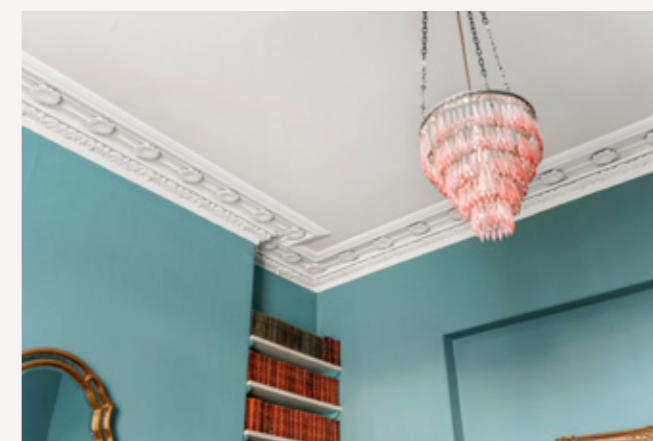
Situation

(Distances and times are approximate)

Evelyn Court is part of the prestigious Lansdown Estate. The terrace is one of the most architecturally important in Cheltenham with stone facings, pediments and columns in a beautiful coloured ashlar with wrought iron railings lining the terrace and the manicured lawn to the front.



Malvern Road is considered to be one of the most attractive roads in Cheltenham and is within easy strolling distance of Montpellier and the Promenade where you'll find glorious gardens and an eclectic mix of restaurants, cafes, wine bars, independent boutiques and high street stores.



The Apartment

Forming part of one of Cheltenham's most attractive Grade II* listed Regency terraces and located in one of the town's most desirable residential locations, this substantial and beautifully designed 3 bedroom apartment has an abundance of period features, private garden and off-road parking

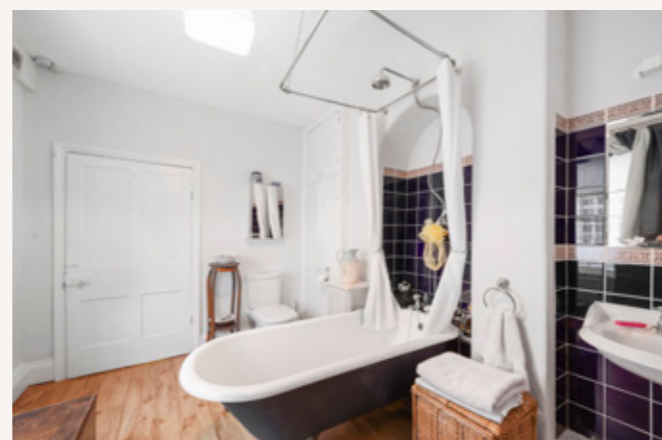
Set back from the road behind wrought iron railings and private off road parking, the apartment is reached via stone steps to a communal entrance hall. Where the entrance to apartment 6 can be found at ground floor level.

Once inside the accommodation is arranged over two floors; at ground floor level a beautiful drawing room is situated to the front, dominated by a magnificent window and original fireplace with marble surround and cast-iron insert. Adjacent to the drawing room there is a further reception room currently arranged as a formal dining room, a full-length window overlooks the private garden and another original fireplace creates a central focal point. To the rear of the ground floor there is a bedroom with adjacent WC.

A stone staircase falls to the lower ground floor where a wonderful, homely kitchen/breakfast room is located. Fitted with matching cabinetry providing good storage with granite worksurfaces over and a tiled floor. There is ample space for a generous breakfast table and a large window floods the area with natural light. A door leads from the kitchen to a pantry with open shelving giving more fabulous storage.



At either end of the lower ground floor there are two bedrooms. The principal suite is to the front of the building and has built in wardrobes and an ensuite shower room. At the rear, the 2nd bedroom is reached via the bathroom with its feature free standing bath with shower over. This arrangement allows the bathroom to be used as ensuite, whilst also allowing access to a bathroom for the ground floor bedroom.



Outside

Outside the courtyard garden is enclosed and private with plenty of space for outdoor dining. A gate from the garden leads to an attractive communal garden where there is a lockable bike store. There is off road parking to the front.

Property Information

Tenure: Share of Freehold - 999 year lease from 1990

Council Tax: Band D

EPC: E

Postcode: GL50 2JR

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
182.6 sq.m / 1,965 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2025. Photographs and videos dated January 2025.

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