

**Flat 5, 12 Lansdown Crescent  
Cheltenham  
GL50**







## **A fabulous regency apartment with panoramic views.**



Leasehold: approximately 175 years remaining from 2021



The property is situated in the historic area of Lansdown, just a short distance from fashionable Montpellier which is regarded as the most desirable district of Cheltenham. There are plenty of specialist shops, boutiques, restaurants and wine bars within walking distance. Cheltenham has everything that you would expect of a large Spa Town and includes some fantastic schooling to include Cheltenham College, Cheltenham Ladies' and Dean Close to name just a few. There are ample leisure activities throughout the town with excellent Golf courses at Cotswold Hills and Cleeve Hill, National Horse Racing at Cheltenham Race Course and an array of festivals at Montpellier Gardens and Cheltenham Town Hall.





This fantastic first floor apartment sits in a prominent position with excellent views over Malvern Road. The property has a wealth of character with large sash windows and working shutters. There is a stylish and spacious conservatory/dining room with panoramic views to the front and side of the surrounding Lansdown properties and hillside beyond.

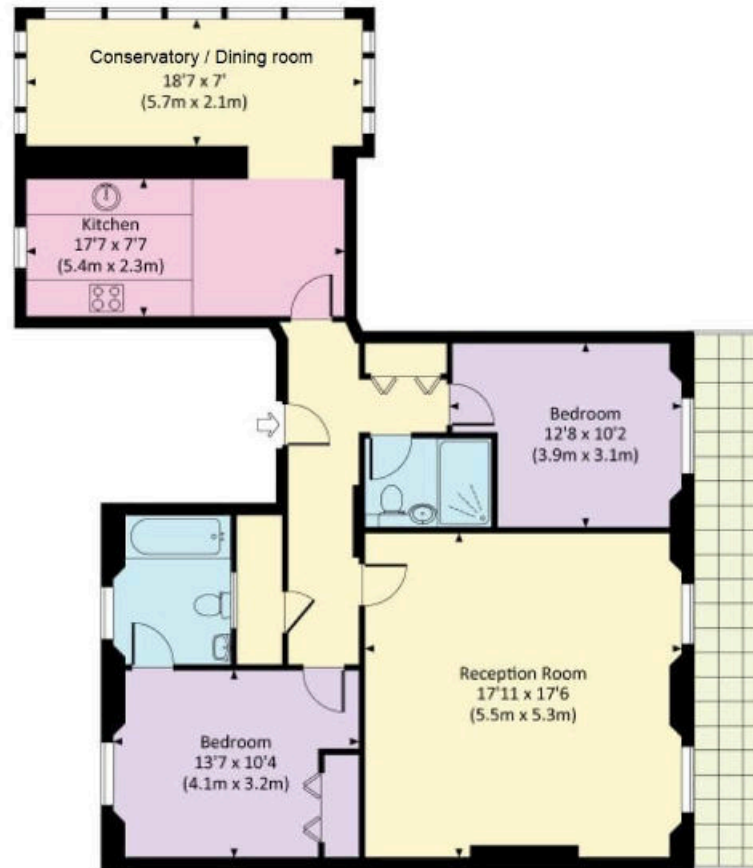
The main reception room, with open fire, has two large sash windows which offer stunning views across Malvern Road. There is also a balcony that runs across the front of the apartment with access from the reception room and second bedroom. There are two generous bedrooms with the apartment, one which is en-suite with roll-top bath and has built in storage. The second bedroom has access to a separate bathroom. The accommodation is complete with excellent storage space in the hallway. Outside there is private off-road parking for one car and access to a communal garden to the rear of the property.



*Leasehold - 175 years remaining.  
Management - £400 per quarter.*

# LANSDOWN CRESCENT, GL50

Approx. gross internal area  
1102 Sq Ft. / 102.4 Sq M.



FIRST FLOOR

All measurements are approximate and for guidance and illustrative purposes only.  
Photography and Floor Plans by [www.thedowlingco.com](http://www.thedowlingco.com) - +44 7793 974 209

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**I would be delighted to tell you more.**

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Particulars dated [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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