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## Apartment 4, The Malverns

Malvern Place, Cheltenham, GL50 2JL



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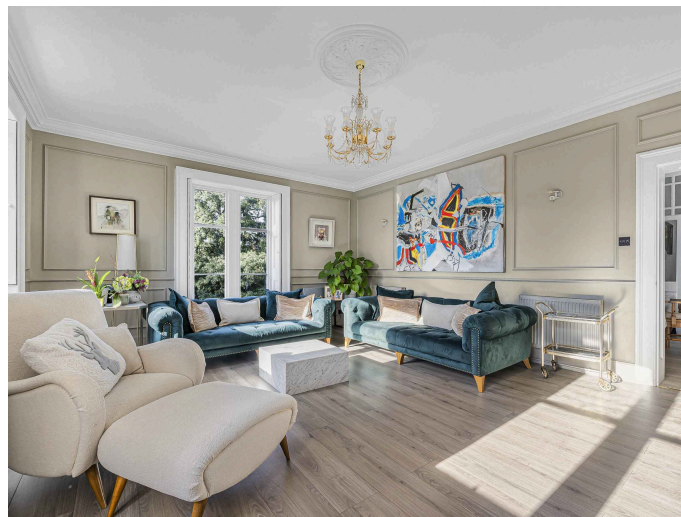
*An exceptionally spacious and well presented, three bedroom apartment in a beautiful Grade II Listed building in cosmopolitan Lansdown.*

- Sought after location
- Reception hall
- Fabulous reception room
- Kitchen/Dining room
- Principal bedroom with ensuite
- Two further double bedrooms
- Family bathroom
- Communal gardens
- Allocated parking

The Malverns is a distinctive Grade II listed detached villa, with Apartment 4 occupying the first floor of this building. This spacious apartment features three double bedrooms and living areas arranged over mezzanine levels, creating a remarkable sense of space that is rare to find in town.

Access is gained through smart communal areas, leading to the first floor and the private entrance to Apartment 4. The drawing room is a standout feature of the apartment, with light flooding in through a series of sash windows, making it particularly bright. The spacious kitchen is fitted with a range of eye-level and base-level units and appliances, offering ample room for a dining table.

From the hallway, you can access one of the double bedrooms, while a short flight of stairs leads down to the third bedroom, which can be utilised as a study or another reception room, if desired. A staircase from the hall leads to the light and spacious master bedroom, which includes an ensuite shower room, along with the family bathroom.





Due to its size, architectural appeal, central location, and proximity to local boarding schools, it serves as an ideal and secure lock-up-and-leave property, luxury rental, or permanent residence.

**Outside:** Set back from the road and framed by wrought iron railings and gates, this handsome building has been beautifully maintained both inside and out. The communal grounds are stunning, featuring mature flower beds, trees, and landscaped lawn areas. Apartment 4 benefits from allocated private parking.

**Situation:** Malvern Place is a charming lane connecting Dour Road to Malvern Road, two of Cheltenham's finest addresses. The road comprises character properties and is particularly quiet, yet it is within walking distance of the vibrant lifestyle offered in central Cheltenham. Both the famous shopping districts of Montpellier and The Promenade, known for their lively restaurant culture and various festivals, are less than a 10-minute stroll away. This location is also appealing due to its easy access to Cheltenham's world-renowned schools, including The Cheltenham Ladies' College, Cheltenham College, Dean Close, and Airthrie Preparatory, all within a mile, making it an ideal base for these boarding schools. Communication links are excellent, with easy access to the M5, A40, and Cheltenham Spa train station which is within comfortable walking distance.





# Apartment 4, The Malverns, Malvern Place, Cheltenham, GL50 2JL

Approximate Gross Internal Area = 130.2 sq m / 1401 sq ft  
(Excluding Eaves)



FLOORPLANZ © 2018 0203 9056099 Ref: 204457

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

