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KINGSLEY  
EVANS

Flat 14, Evelyn Court  
Malvern Road, Cheltenham, Gloucestershire, GL50 2JR



# Flat 14, Evelyn Court

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*An excellent four-bedroom duplex apartment offering exceptionally spacious, beautifully planned and presented living space with parking.*

- Entrance hall
- Sitting room
- Kitchen/Dining room
- Principal bedroom with ensuite
- Two further double bedrooms
- Study / Bedroom 4
- Family bathroom
- No onward chain

Malvern Road is considered to be one of the best addresses, set in the heart of Lansdown and forming the classic parades of townhouses that Cheltenham is famous for. Duplex apartments of this scale, layout and merit are rare to find in this prime pocket and the spacious property occupies the top two floors of this impressive Grade II\* listed townhouse.

The apartment is accessed via communal stairs rising directly to the private entrance of the apartment, that opens to the hallway that introduces the accommodation.

Unusually for apartment living, the reception rooms are all separate with a spacious sitting room and a well-appointed kitchen/dining room, which is fitted with a range of units, a breakfast island and ample room for a dining table. There is a study that could also be used as a fourth bedroom or as a further, more formal dining room, which again is an excellent feature of this home.





The balance of living and bedroom space is excellent. The three double bedrooms on the upper floor are of equally good proportions, with the principal room enjoying an en suite shower room. To service this floor, there is a family bathroom with a bath and shower. There is resident parking to the front of the property.

In all, a spacious apartment that makes an ideal lock-up and leave, permanent home or a base for the local boarding schools as it sits centrally to The Cheltenham Ladies' College, Cheltenham College and Dean Close.

#### Situation:

Malvern Road is one of Cheltenham's finest residential addresses. The property forms the grand parades of uniform townhouses that have made the spa town so well known. Within a short stroll is Montpellier, one of Cheltenham's most fashionable and popular locations, a stone's throw from the famous shopping district and within the heart of the lovely café and festival culture for which Cheltenham is so well regarded. Schools within the locality are exceptional and include world renowned boarding schools, The Cheltenham Ladies' College, Dean Close and Cheltenham College. Whilst distinctively town living, this area is a quiet pocket and is well known for its close proximity to some beautiful parks and garden squares.

Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is within walking distance.



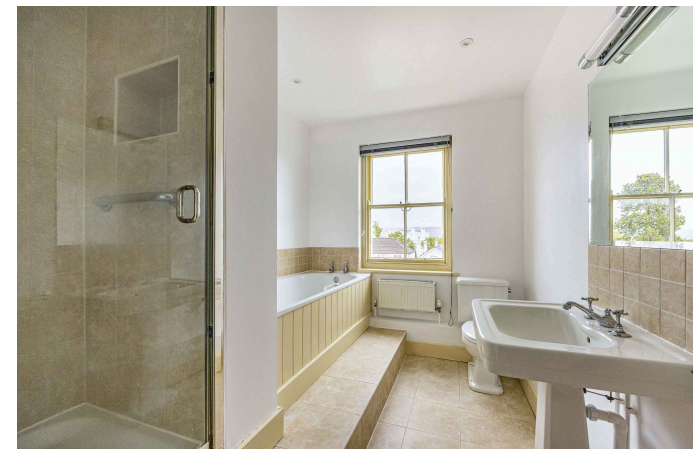


# FLOORPLANS



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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