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# Apartment 9, Richardson Court

59 Lansdown Road, Cheltenham, GL51 6QQ



## Apt 9, Richardson Court

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*A stylish two-bedroom apartment with balcony, lift access and parking all within a short walk from town and the train station.*

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|---|---|
| • Second floor                              | • Two double bedrooms                   |
| • Open plan Sitting/<br>Dining/Kitchen room | • En suite and walk in<br>dressing room |
| • Utility room                              | • Family bathroom                       |
| • Study area                                | • Storage                               |
| • Balcony                                   | • Parking                               |
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Located in the highly desirable Lansdown Road area near Montpellier, this beautifully presented two-bedroom apartment sits on the second floor of Richardson Court — a recently developed, modern apartment block. With lift access, allocated parking, and spacious, high-spec interiors, this property offers an outstanding blend of contemporary living and urban convenience.

Accessed via a tidy, well-kept communal hallway with lift access to the second floor, this apartment welcomes you with a wide and inviting entrance hall, leading into the spacious open-plan kitchen/dining/sitting room.

This is the heart of the home, where floor-to-ceiling windows flood the space with natural light. The contemporary kitchen is both elegant and practical, featuring fitted wall and base units with under-counter lighting and a full range of integrated appliances, including a double oven, electric hob, dishwasher, and fridge freezer. The adjoining reception space is bathed in natural light and offers generous room for both dining and relaxing. From here you can access the balcony.





The spacious principal bedroom benefits from a stylish en-suite shower room and a walk-in wardrobe, offering a touch of luxury and privacy. The second double bedroom is well-proportioned and opens directly onto the balcony — perfect for guests or family members. A modern family bathroom serves this bedroom.

Whether you're working remotely or need a dedicated study space, the home office area provides a quiet and productive environment.

A dedicated utility room offers additional storage and laundry space, helping to keep your living areas neat and organised. There is an additional storage cupboard.

The apartment is heated by gas, room-controlled underfloor heating throughout, and has the benefit of a Zehnder air-quality ventilation system which ensures a constant, healthy, indoor climate at all times.

The apartment includes an allocated parking space and access to well-maintained communal areas at both the front and rear of the building.

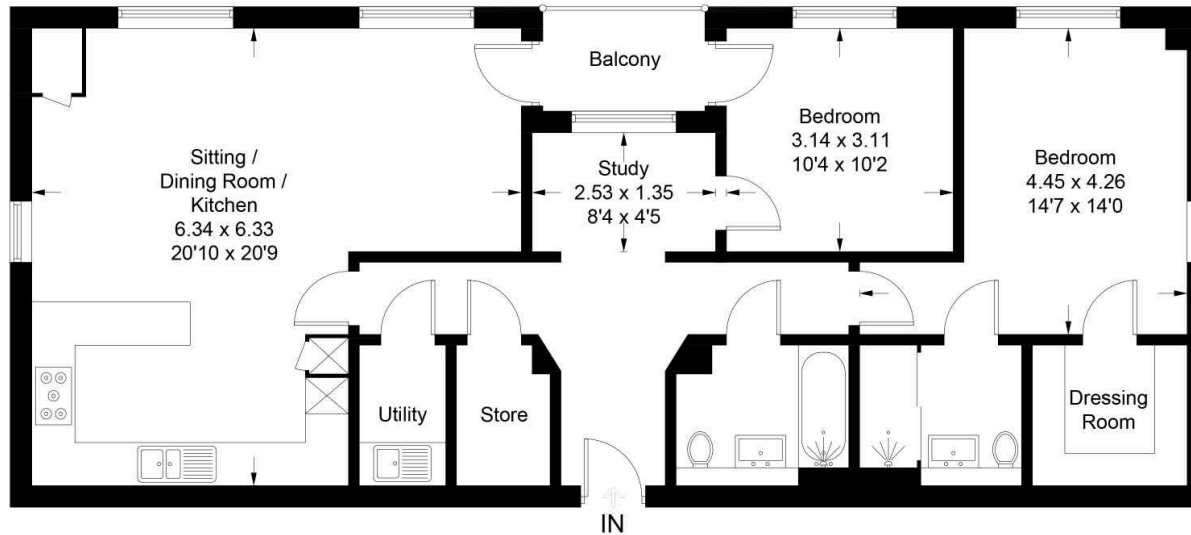
This exceptional apartment is offered in excellent condition and ready for immediate occupancy — ideal for professionals, downsizers, or as a smart investment in one of Cheltenham's most sought-after areas.

Situation: Lansdown Road is one of Cheltenham's finest residential addresses, an area renowned for its cachet and a postcode that is highly sought after. The apartment is a short stroll from the gardens, exclusive shops and restaurants of fashionable Montpellier. A brief saunter after and you are in the famous shopping district, and the heart of the lovely café and festival culture for which Cheltenham is so well regarded. In other directions and also within walking distance are Tivoli shops and the ever-popular Bath Road with its array of independent shops, cafes, and pubs. Schools within the locality are exceptional and include world-renowned boarding schools, The Cheltenham Ladies' College, Dean Close and Cheltenham College making this an appealing base for parents visiting children at the local boarding schools. Whilst distinctively town living, this 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.



## Apt 9 Richardson Court

Approximate Gross Internal Area = 98.2 sq m / 1057 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1230470)

