YOUNG & GILLING SALES

Landau Cottage, Malvern Priors, Malvern Place, Cheltenham, Glos. GL50 2JN.

Situated within the prestigious gated enclave of Malvern Priors, Landau Cottage is a beautifully presented two-bedroom home in the heart of Cheltenham.

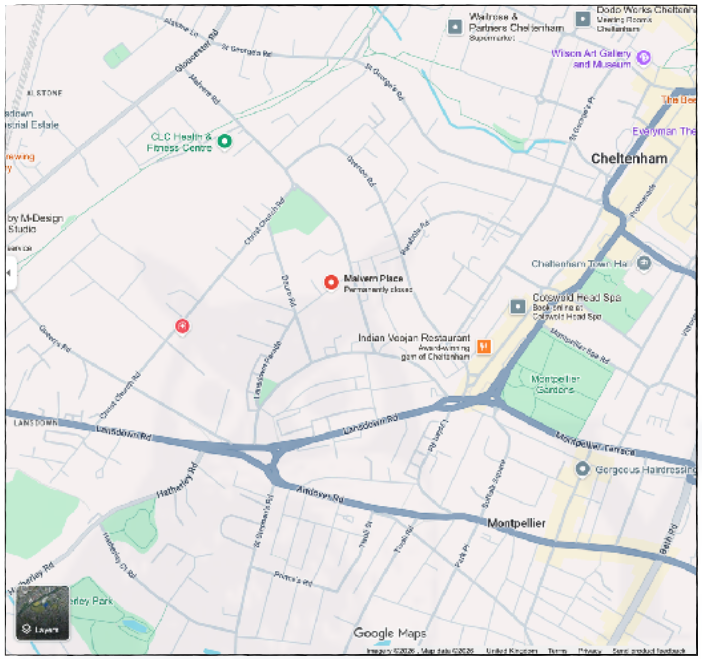
The ground floor is designed for modern living, featuring a bright, open-plan living and dining area that leads into a modern kitchen with built-in appliances.

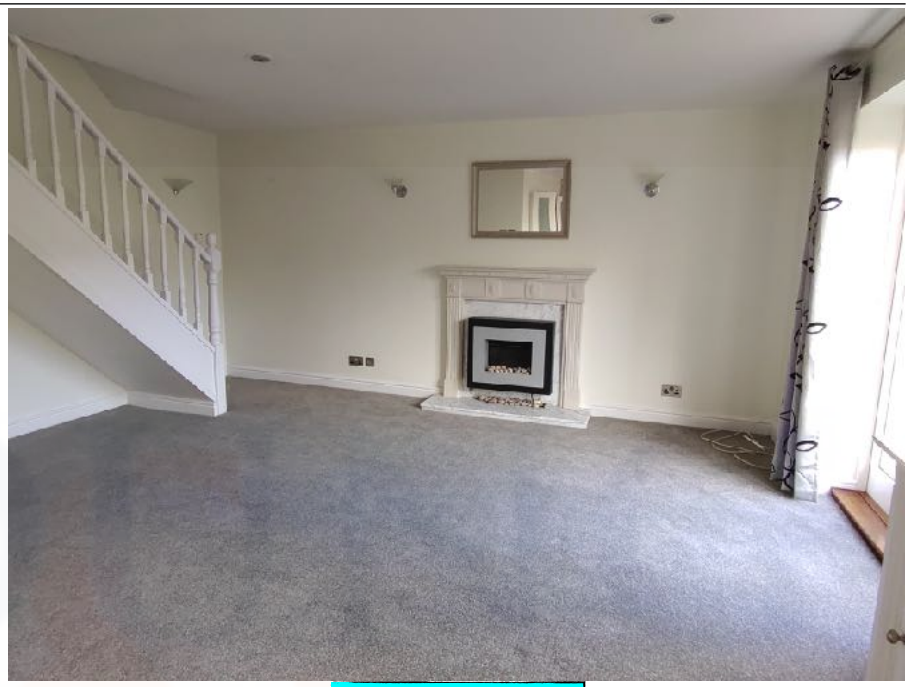
Upstairs, both double bedrooms are well-appointed with integrated wardrobes; the principal bedroom enjoys a private en-suite bathroom, while a separate shower room serves the second bedroom.

This charming cottage offers a perfect blend of privacy and town-centre convenience, complete with secure parking within the private, gated communal grounds.

Available with no onward chain.

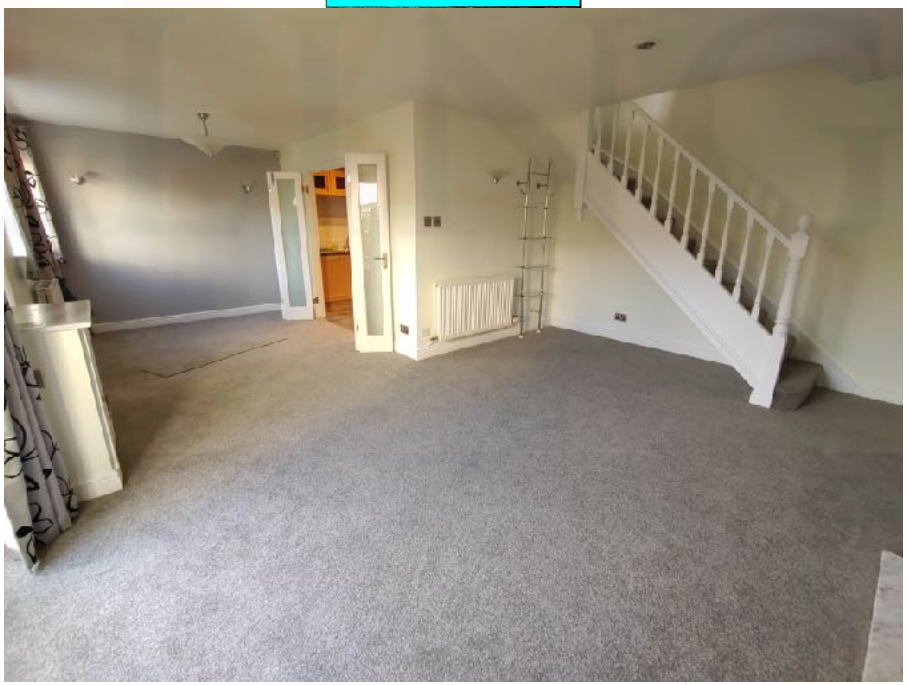
Guide Price: £395,000





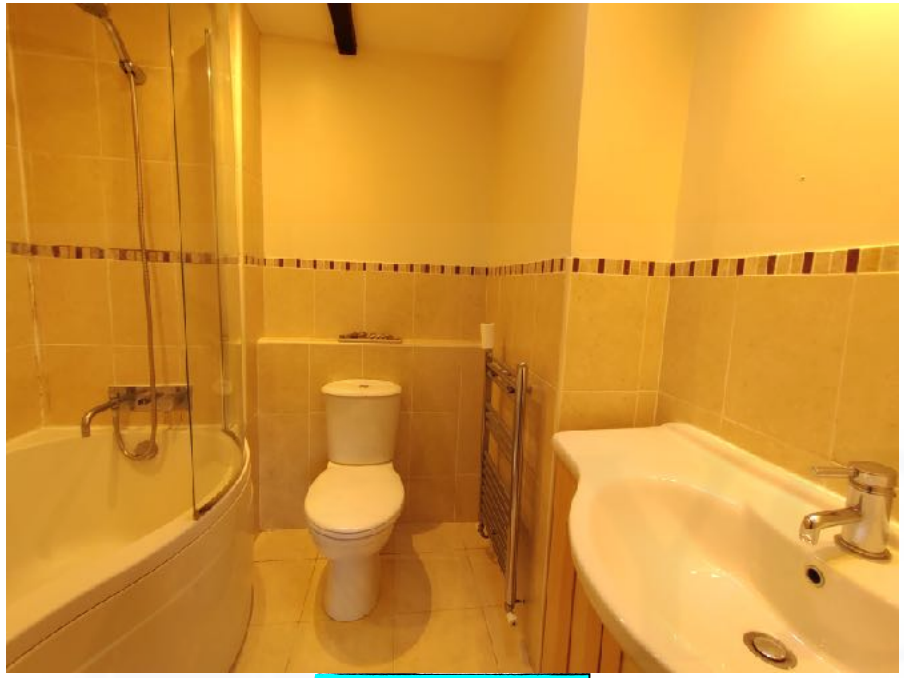
Kitchen

Living Room

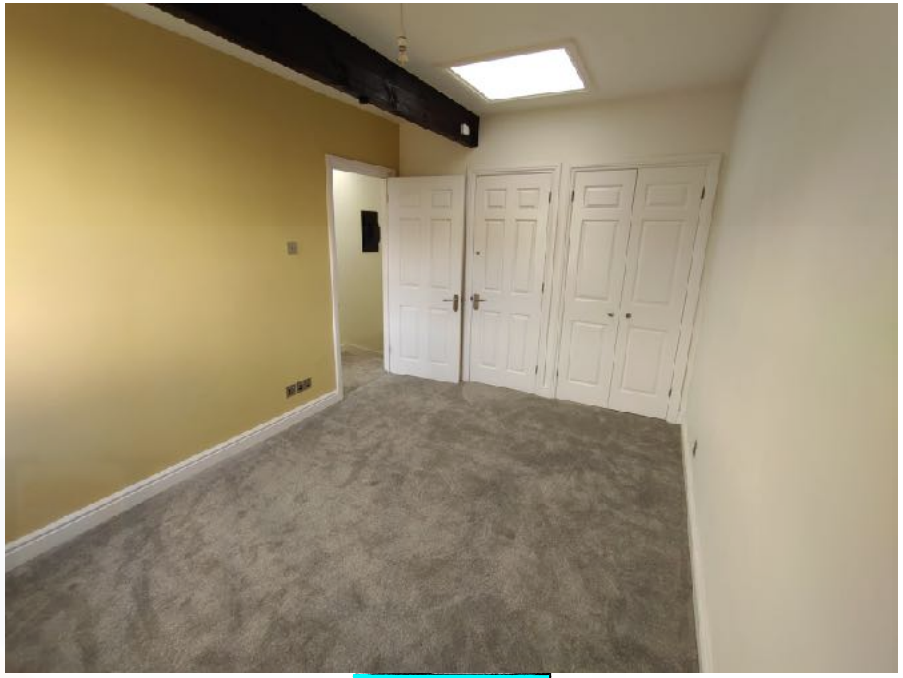


Living Room

Bedroom One



En-Suite Bathroom



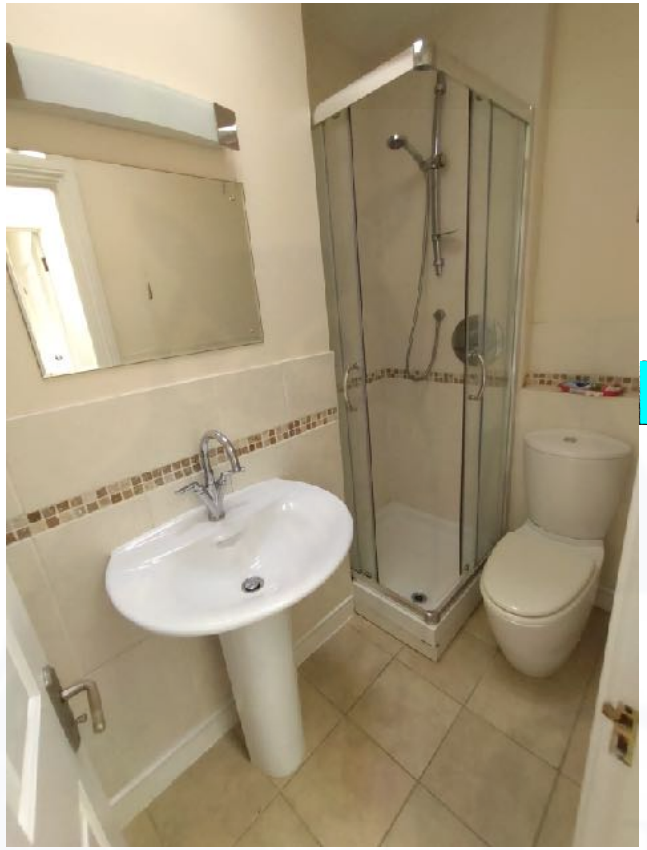
Bedroom Two

Tenure: Freehold with an annual **Service Charge** of £900pa (£75pm) for communal areas and gate maintenance.
Council Tax Band: E
EPC Rating: D

Viewing:
By prior appointment through Young & Gilling Ltd, First Floor Suite, 1 Royal Crescent, Cheltenham, GL50 3DA.

Tel: 01242 521129
Email: property@youngandgilling.com
Web: www.youngandgilling.com

- **Property Type:** Mid-Terrace House
- **Construction:** Standard (Brick & Tile)
- **Utilities:** Mains gas, electricity, water, and sewerage.
- **Parking:** Driveway, with one specifically allocated parking space in shared, private, gated, car park.
- **Broadband Speed:** Superfast (up to 72 Mbps).
- **Mobile Signal:** Indoor signal variable to good from major providers. Buyers are encoouraged to check their specific provider via the Ofcom checker.



Shower Room

- **Building Safety:** No known issues.
- **Restrictions/Covenants:** None known.
- **Rights & Easements:** None known.
- **Flood Risk:** Very Low from rivers, sea, and surface water.
- **Mining:** Not in a coalfield or a known mining area.
- **Planning Permission:**

1. **T1 - Silver birch - reduction by approx 1m to control the size of the tree and keep the current shape, T2 - Silver birch - reduction by approx 1m on building side to bring the tree back into shape, T3 - Silver birch - reduction by approx 1 m to control the size of the tree, T4 - Silver birch - reduction by approx 1m to control the size of the tree, T5 - Lime 1 - reduction in height to match T6 and trim back branches to the Venetian fence line, T6 - Lime 2 - reduction in height to match T5 and trim back branches to the Venetian fence line, Note - T5 (larger tree) will be reduced to its previously pollarded points, T6 will be reduced to match that height (not back to the previously pollarded point).** 9 Malvern Place Cheltenham Gloucestershire GL50 2JN
   Ref. No: 25/01335/CACN | Received: Fri 22 Aug 2025 | Validated: Tue 26 Aug 2025 | Status: No objection
2. **Installation of vehicle EV charger with associated digging of trench to bury cable to charging point** 5 Malvern Place Cheltenham Gloucestershire GL50 2JN
   Ref. No: 22/01501/FUL | Received: Thu 18 Aug 2022 | Validated: Sat 20 Aug 2022 | Status: Permit
3. **Installation of vehicle EV charger with associated digging of trench to bury cable to charging point** 4 Malvern Place Cheltenham Gloucestershire GL50 2JN
   Ref. No: 22/01474/FUL | Received: Fri 12 Aug 2022 | Validated: Sat 17 Sep 2022 | Status:

Agents Note

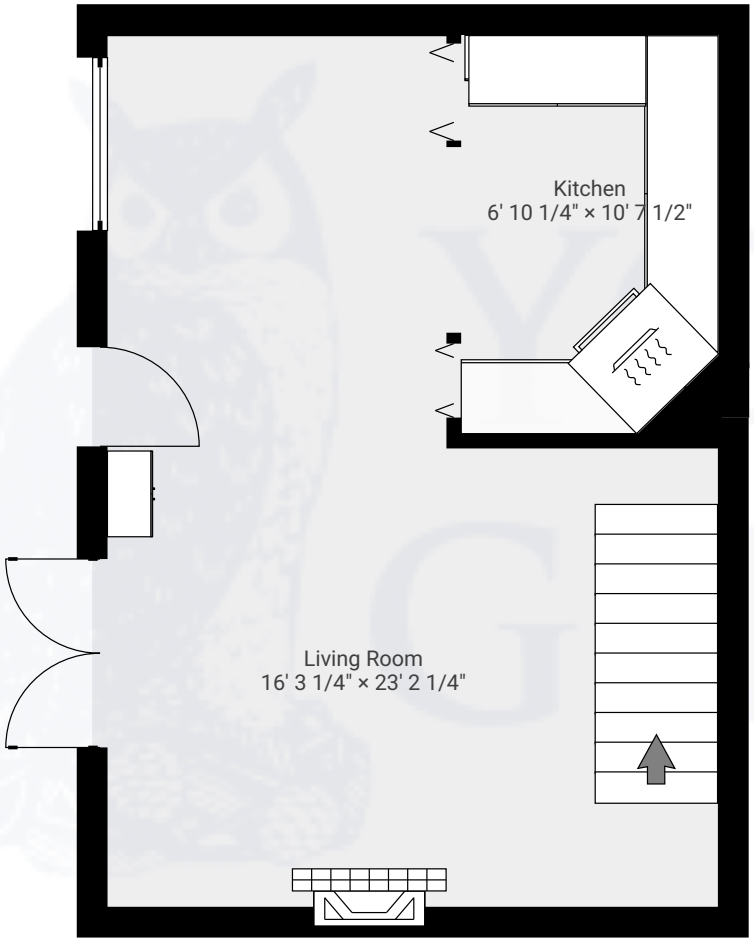
These particulars are intended as a guide and do not form part of a contract. While we endeavor to ensure accuracy, we have not tested any services, appliances, or specific fittings. All measurements are approximate and should not be relied upon for flooring or furniture. Under the **Consumer Protection from Unfair Trading Regulations 2008**, we have a duty to disclose material information. Please review the full property details or contact the office for specific information regarding tenure, utilities, and environmental factors before proceeding.

Anti-Money Laundering (AML)

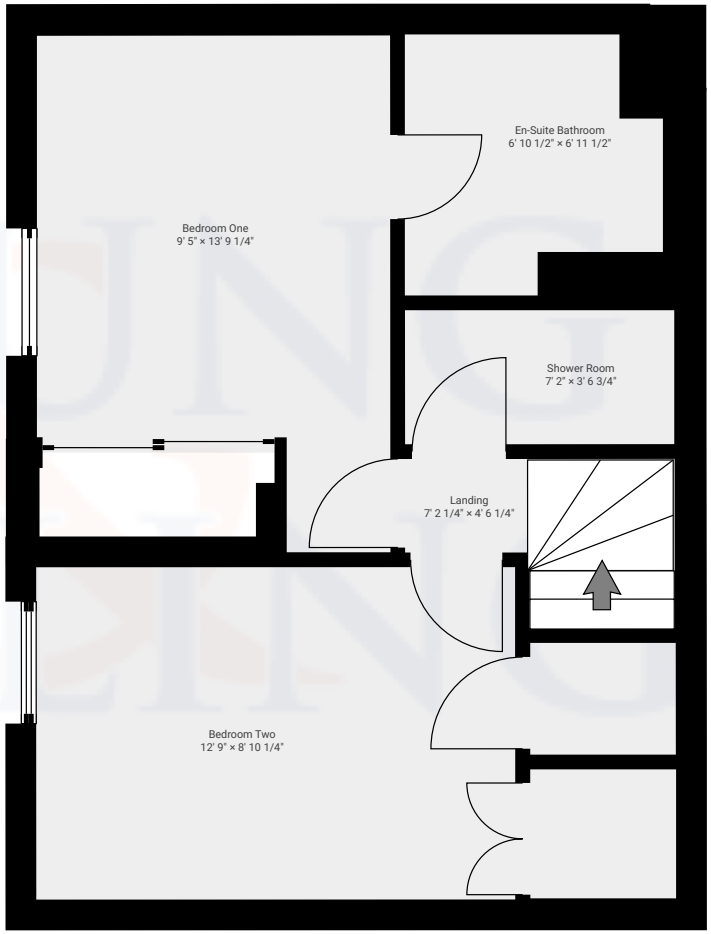
To comply with the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, Young & Gilling Ltd are required to verify the identity of all vendors and purchasers.

We use a combination of physical document checks and electronic verification. Prospective purchasers and vendors will be asked to provide proof of identity (e.g., Passport or Photo Driving Licence) and proof of address. We are also required to verify the "Source of Funds" for any purchase. We appreciate your cooperation in helping us meet these legal obligations.

▼ Ground Floor



▼ 1st Floor



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Not to scale. This floor plan is intended to give a general indication of the layout only.