



Leckhampton

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Leckhampton

Regency Square, Tryes Road, Cheltenham, GL50 2DP

£285,000 Share of Freehold

**A beautifully presented, 2 double bedroom, ground floor apartment with allocated underground parking, just a stone's throw from the bustling Bath Road.**

SECURED ALLOCATED PARKING • reception hallway • spacious living/dining/kitchen area • 2 double bedrooms • en suite shower room & bathroom • double glazing throughout • electric heating • communal gardens • private entrance • share of freehold • sought after location

## Description

A beautifully presented, ground floor, purpose built apartment with its own private entrance, situated just off the vibrant Bath Road. This former show home apartment was acquired new in 2006 by the current owner. The light and airy accommodation provides easy maintenance throughout and includes a welcoming reception hallway, leading to a c.21ft kitchen/dining/living room providing open plan living with a window having bespoke shutters to the front aspect. The striking kitchen has an attractive range of matching units with built-in appliances. There are 2 generous bedrooms, the principal bedroom with an en suite shower room and built-in double wardrobe. There is secure underground parking with 1 allocated space for the property, a communal bike store, visitor parking, and well tended communal gardens with a private seating area. The property further benefits from electric heating and double glazing.







### Situation

A highly sought after location, close to the vibrant Bath Road offering a variety of shops, bars and cafes. Cheltenham is a Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

### Further Information:

**Lease** 125 years from May 2006 - Share of Freehold.

**Service Charge** £1212.42 per year.

**Freeholder** Regency Square Cheltenham Limited.

**Local Authority** Cheltenham Borough Council.

**Tax Band** B.

**Electricity** Mains. **Water** Mains. **Sewerage** Mains.

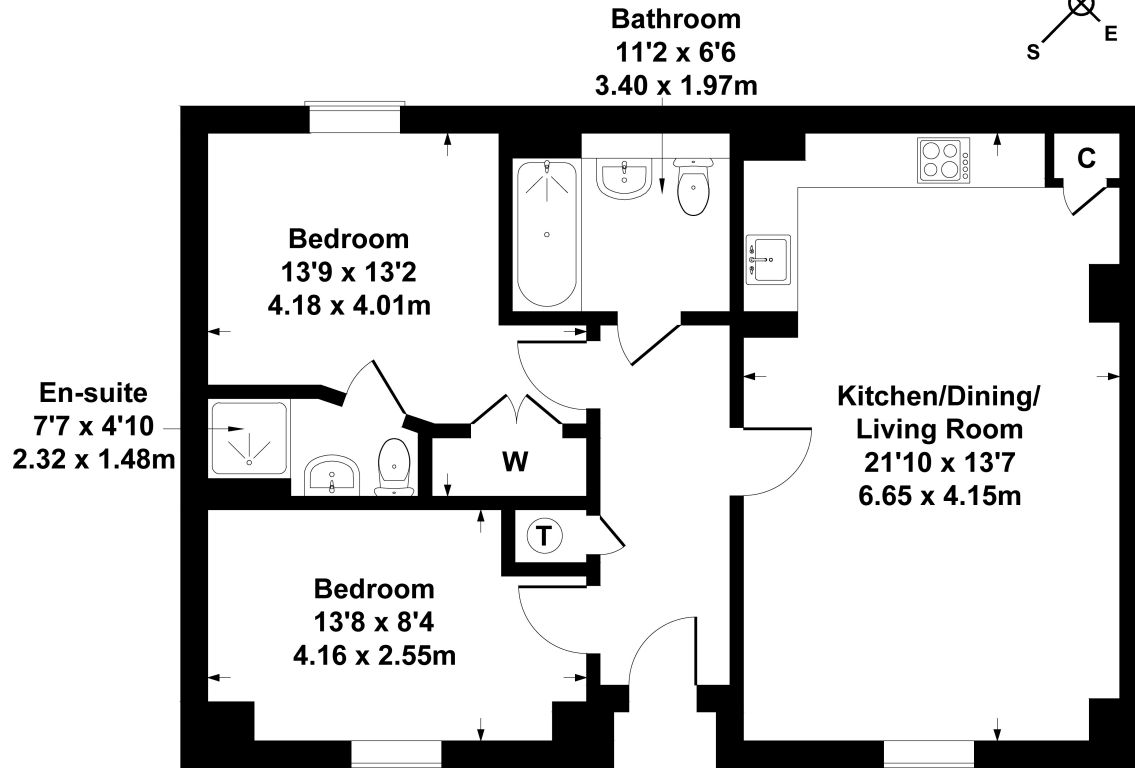
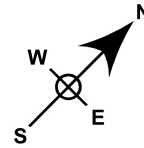
**Heating** Electric Heating.

**Broadband** Connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.

# Apartment 1, Regency Square

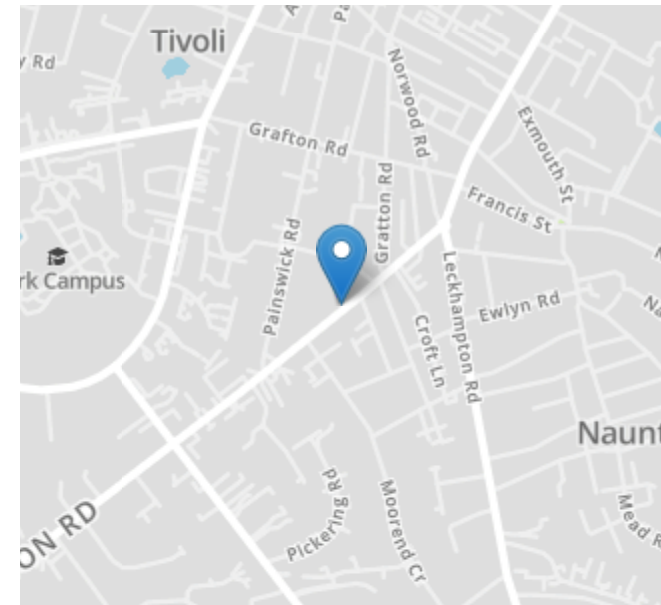
Approximate Gross Internal Area  
710 sq ft - 66 sq m



## 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.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>	69	79
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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