



Leckhampton

 Nick  
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ESTATE AGENTS

# Leckhampton

## Mayflower House, Leckhampton Place, Cheltenham, GL53 0FB

### £335,000 Leasehold

A contemporary first floor, generously proportioned, 2 double bedroom apartment located close to excellent amenities with allocated off-road parking.

APPROX. 958 sq ft • entrance hallway • 23' kitchen/living/dining area • 2 double bedrooms • en suite shower & bathroom • balcony • allocated parking and visitors' parking • no onward chain • lift access • close to excellent amenities

#### Description

Built by Crest Nicholson in 2016, Leckhampton Place is a small select development of luxury town houses and apartments on this private road, located just off Leckhampton Road. This first floor apartment is approached via communal entrance with lift access and video security system. The apartment includes a generous reception hallway with built-in storage, a large open plan living/dining/kitchen area with balcony overlooking the communal grounds, 2 good size bedrooms, and 2 bath/shower rooms (the master bedroom with en suite shower room and built-in wardrobes). Outside, there are well tended communal gardens and an allocated parking space and visitors' parking.

#### Further Information:

**Lease** 125 years from January 2016. **Service Charge** £2,400.00 per year (reviewed annually). **Ground Rent** £250.00 per year. **Management Company** HML.

**Local Authority** Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

**Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



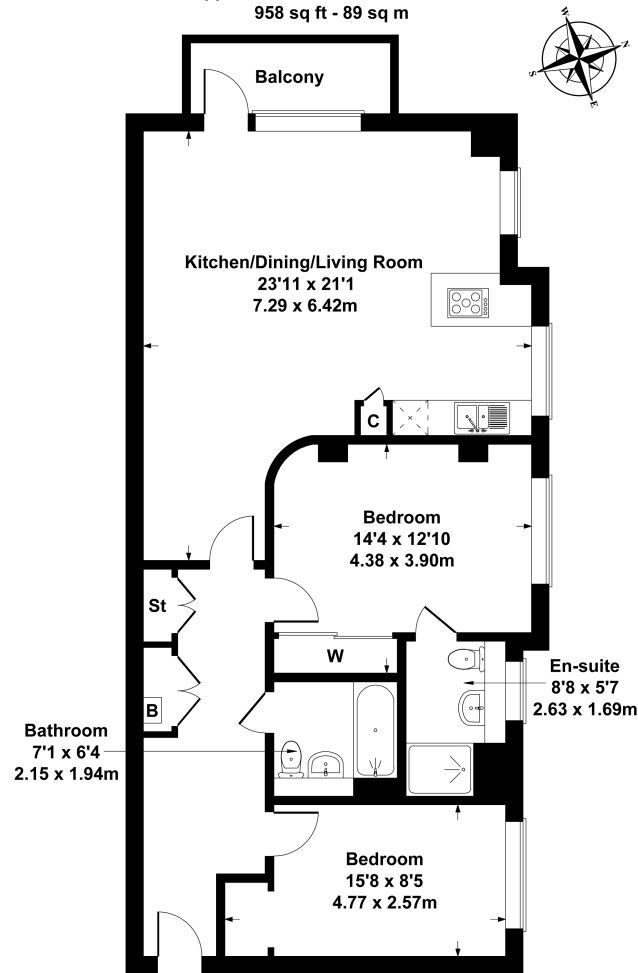


### Situation

Situated towards Leckhampton Hill and glorious countryside walks, also close to Bath Road with excellent shops, cafes and pubs. Nearby are some of Cheltenham's best schools including Leckhampton Primary, Naunton Park Primary and The High School Leckhampton. Cheltenham is a vibrant 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.

## 5 Mayflower House

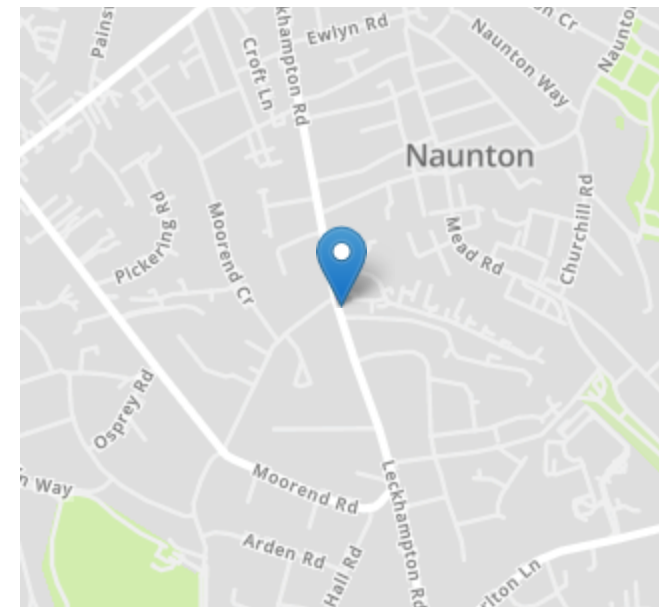
Approximate Gross Internal Area  
958 sq ft - 89 sq m



### 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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(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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