



Leckhampton

 Nick
GRIFFITH
ESTATE AGENTS

Leckhampton

Middleton House, Pilley Lane, Cheltenham, GL53 9GA

£235,000 Leasehold

A luxury 2 bedroom retirement apartment in this popular Sanctuary scheme building in Leckhampton.

OVER 55s APARTMENT • entrance hall • living/dining room • kitchen • 2 bedrooms • shower/wet room • access to balcony • 75% ownership • additional care option available • residents parking on a first come, first served basis

Description

This high quality self contained home forms part of the community within Sanctuary's Extra Care Scheme, allowing maximum independence in your own home with 24 hour care and support on site as needed. This first floor apartment is accessed via a lift, and the accommodation comprises an entrance hallway with storage cupboard; living/dining room with double doors to a balcony with lovely views towards Cleeve Hill; open plan kitchen with a range of modern wall and base units, built-in 'Miele' induction hob with single oven, further appliance space, and plumbing for washing machine; 2 generous bedrooms; and a 'Jack & Jill' shower/wet room. This apartment has a communal gas central heating system, double glazing, pull cords, telephone security system, fire alarms, communal gardens, and parking on a first come, first served basis. Further benefits include a restaurant, communal lounge, activity spaces, and daily welfare checks. This apartment is offered for sale with no onward chain.





Situation

Middleton House Extra Care rests in leafy Leckhampton, one of the most sought after residential areas in Cheltenham Spa and within straight forward reach of local facilities. As well as a nearby store, vibrant Bath Road in central Leckhampton is less than a mile away and offers an excellent selection of independent shops and cafes. Bus stops are conveniently placed for regular services to Leckhampton and central Cheltenham.

Further Information:

Lease 99 years from April 2014.

Service Charge £9006.60 per annum (includes water & heating), reviewed annually.

Freeholder & Management Company Sanctuary Housing Association.

Local Authority Cheltenham Borough Council.

Tax Band C.

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

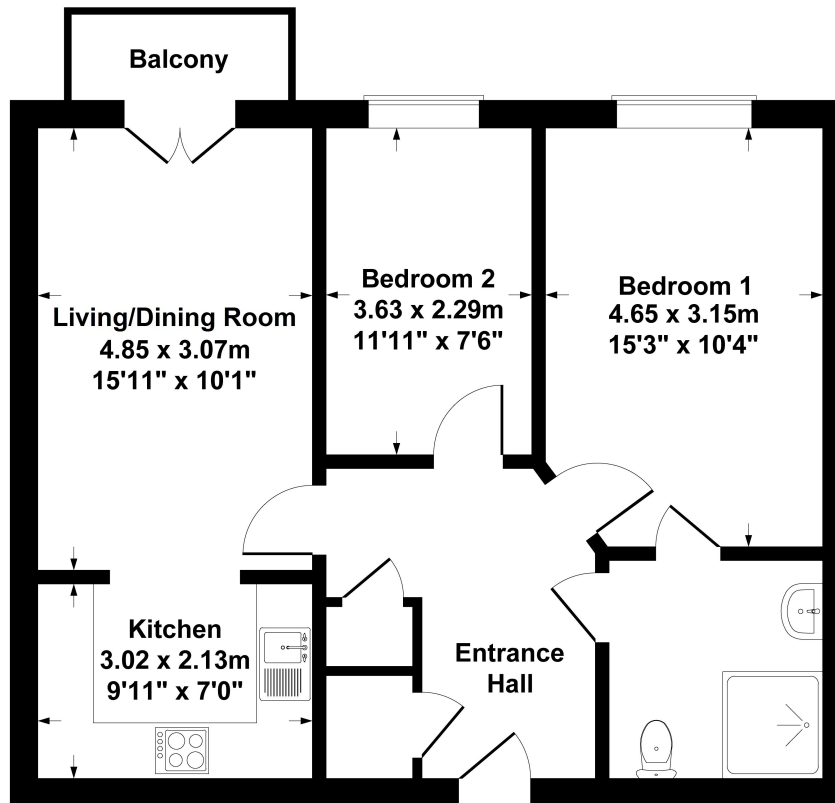
Heating Gas Central Heating.

Broadband FTTP connected to the property.

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

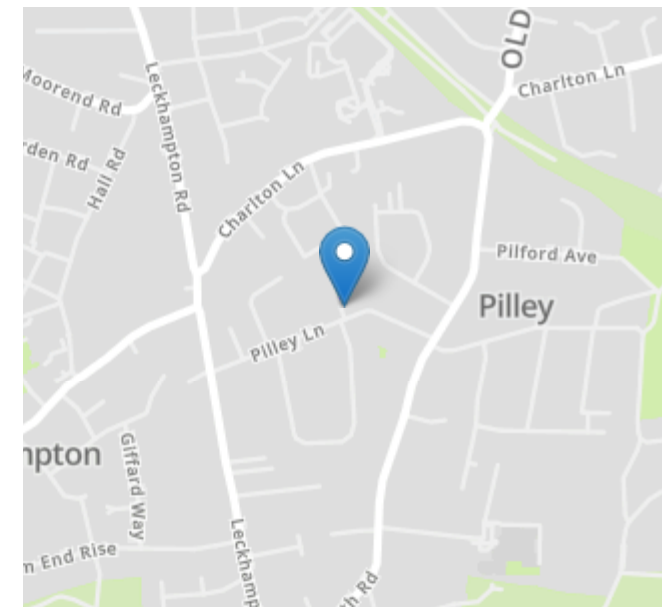
Agents Note This apartment is 75% shared ownership with the remaining 25% being retained by Sanctuary Housing (with no rental charge for their share).

**Approximate Gross Internal Area
Main House - 62 sq. metres (667 sq. feet)**



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



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

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.