



Leckhampton

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Leckhampton

Bath Road, Leckhampton, Cheltenham, GL53 7JX

£315,000 Share of Freehold

A beautifully presented, double bedroom, garden apartment situated within this attractive, Grade II listed, period town house, just a short walk from Montpellier.

GRADE II LISTED • reception hall • living room • kitchen/breakfast room • utility cupboard • double bedroom with fitted wardrobes • refitted shower room • residents permit parking • private entrance • exclusive use of the rear garden • 1/4 share of freehold • gas central heating

## Description

A stunning garden apartment with its own private entrance and exclusive use of the lovely rear garden. The beautifully presented accommodation includes a welcoming reception hall with a large storage cupboard, living room with feature fireplace surround and window looking out to the rear garden, kitchen/breakfast room with door to the rear, a double bedroom with fitted wardrobes, and a recently refitted modern shower room with attractive tiling and underfloor heating. Outside, there is a useful storage bunker at the front of the property, and at the rear is a generous walled, southerly facing garden with gated pedestrian rear access (The Garden Apartment enjoys exclusive use of the garden but it is not owned by the apartment). The property is Grade II listed and has gas central heating.

## Further Information:

**Lease** 999 years from March 2016 - Share of Freehold. **Service Charge**

£1320.00 per year (reviewed annually). **Freeholder** Labelport

Limited. **Management Company** Owners of each apartment.

**Local Authority** Cheltenham Borough Council. **Tax Band** A. **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.

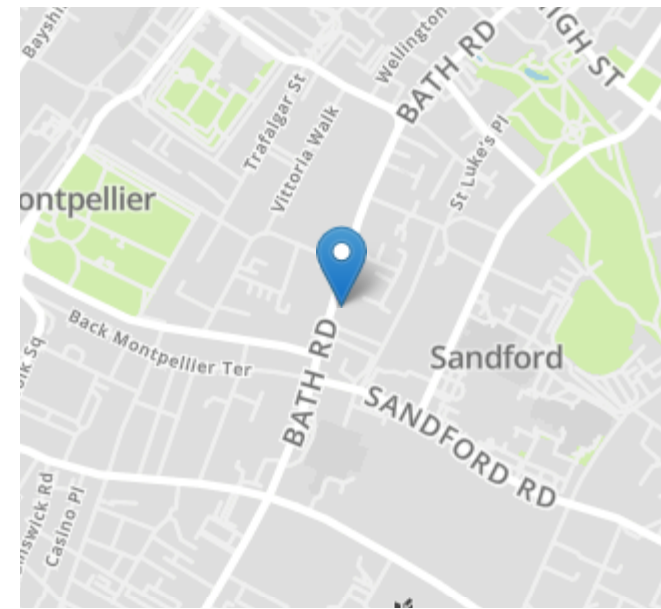
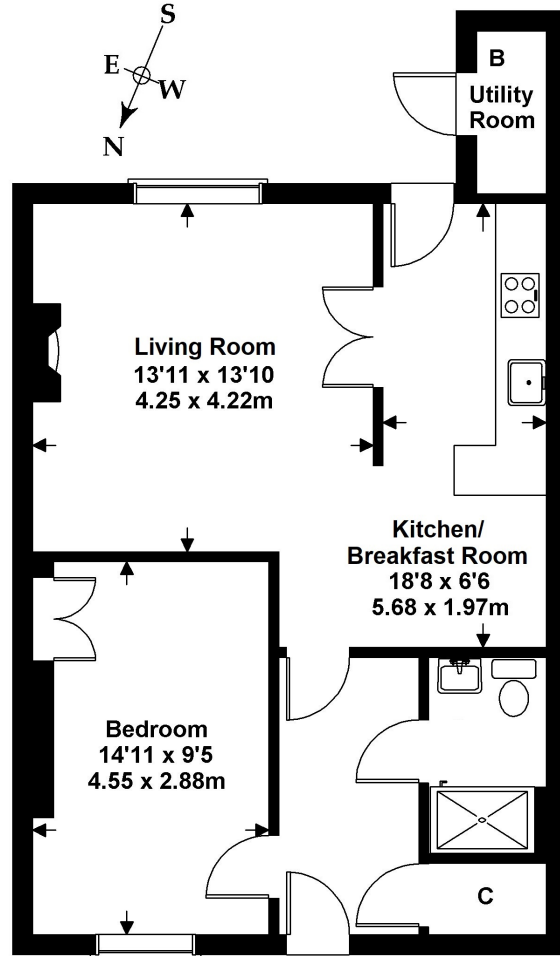




### Situation

Bath Road is a premier central location just a short walk from the town centre, Sandford Park and Imperial Gardens. 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.

Approximate gross internal area 617 sq ft - 57 sq m



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

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