



MAXIMUM HEADROOM  
7ft (2.134m)

Leckhampton

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Leckhampton

Grafton Court, Norwood Road, Leckhampton, Cheltenham, GL50 2DG

£197,500 Leasehold

A beautifully presented period style, first floor, apartment with off-road parking, just a stone's throw from the bustling Bath Road.

NO ONWARD CHAIN • first floor • entrance hall • living room • modern kitchen • double bedroom • bathroom • off road parking • gas central heating • double glazing

## Description

A beautifully presented double bedroom, first floor, apartment, built to a 'period style' with its own private entrance and offered for sale with NO ONWARD CHAIN. This accommodation is accessed via an external staircase and includes entrance hall with useful built-in storage cupboards, a light and airy living room, impressive refitted kitchen with matching wall and base cupboards and built-in appliances, a good size double bedroom with built-in double wardrobe, and a contemporary refitted bathroom. Externally, there is an off-road parking space. Further benefits include high ceilings, gas central heating, and double glazing throughout.

## Further Information:

**Lease** 999 years from 25th December 1998. **Service Charge** Approx. £85 per month. **Ground Rent** £75.00 per year (£50+£25 for car parking space). **Freeholder** Grafton Court Ltd. **Pets** Yes.

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





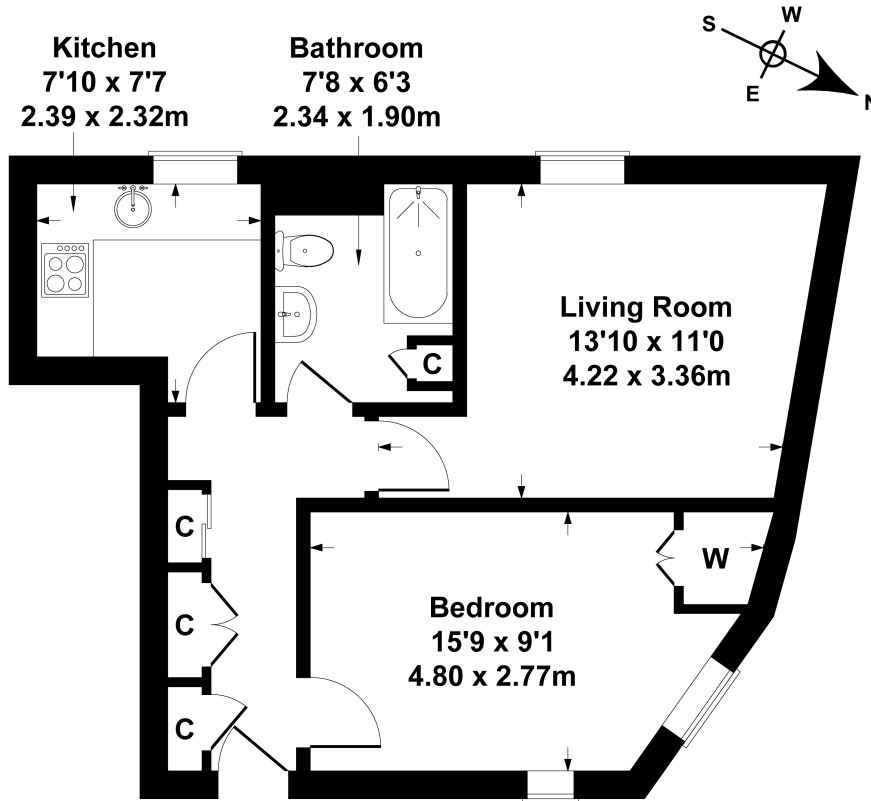


### Situation

Situated just off the vibrant Bath Road offering a range of excellent shops, cafes and pubs, and close to glorious countryside walks. Also nearby are some of Cheltenham's best primary and secondary schools including Naunton Park Primary and Leckhampton Primary. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. The town also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

# Flat 2 Grafton Court

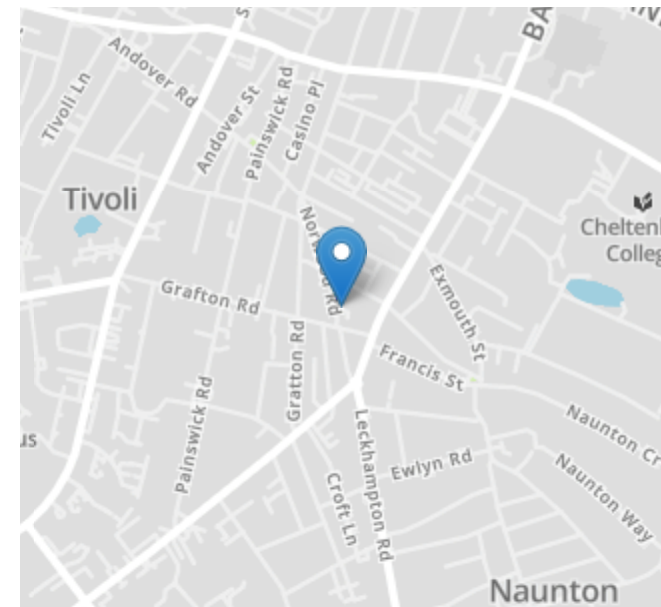
Approximate Gross Internal Area  
452 sq ft - 42 sq m



### 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>		75
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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