

A large, white, three-story Victorian-style house with a bay window and a green lawn. The house features multiple windows with decorative frames and a small arched window in the attic. The front garden is well-maintained with a green lawn, various shrubs, and a wooden fence. The sky is blue with some clouds.

Leckhampton

 Nick  
**GRIFFITH**  
ESTATE AGENTS



# Leckhampton

Churchill Lodge, Painswick Road, Cheltenham, GL50 2EP

£600,000 Leasehold Share of Freehold

**An impressive 2/3 bedroom garden apartment with gated parking and a private courtyard, situated within this attractive building in the leafy location of Leckhampton.**

PRIVATE COURTYARD GARDEN • kitchen/breakfast room • spacious inner hallway • living/dining room • 3 bedrooms • en-suite shower room, en-suite cloakroom and family bathroom • gated parking • communal gardens • share of freehold • no onward chain • local listed building • sought after location

## Description

This aspirational garden level apartment is located within this handsome villa, offering spacious accommodation throughout with its own entrance and enclosed private courtyard garden. Superbly situated within a tree lined, sought after location, this luxurious apartment is approached via electronic gates to secure parking and offered for sale with no onward chain. The well proportioned living space includes a fitted kitchen/breakfast room with a range of fitted cupboards, built-in appliances, and table space; a generous inner hallway with useful built-in airing cupboard; and a living/dining room with a feature fireplace and bay window allowing plenty of light. There are 3 good size bedrooms all with wardrobe space, an en suite shower room to the principle bedroom, and an additional en suite cloakroom to bedroom 2. Bedroom 3 is currently being used as a study/home office. The attractive family bathroom and en suite shower room have underfloor heating. Outside, the enclosed private courtyard garden is paved for easy maintenance. Additionally, there is the use of the communal grounds with a feature ornamental pond, seating area and shared bbq.







### Situation

Painswick Road is one of Cheltenham's finest residential areas, just a short walk from Hatherley Park and the Bath Road shopping area. 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.

### Further Information:

**Lease** 999 years from 1st January 2002 - Share of Freehold.

**Service Charge** £2,160 per annum.

**Freeholder** Churchill Lodge Management Company Ltd.

**Short Term Lets** No. **Pets** No.

**Local Authority** Cheltenham Borough Council.

**Tax Band** D.

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

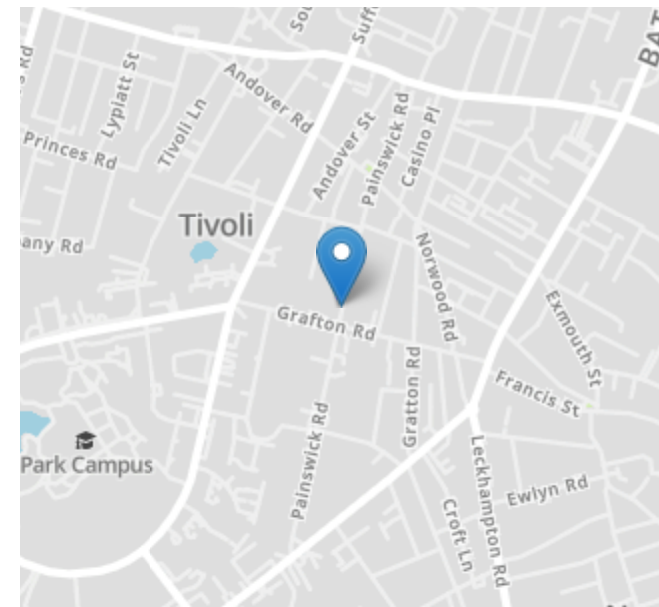
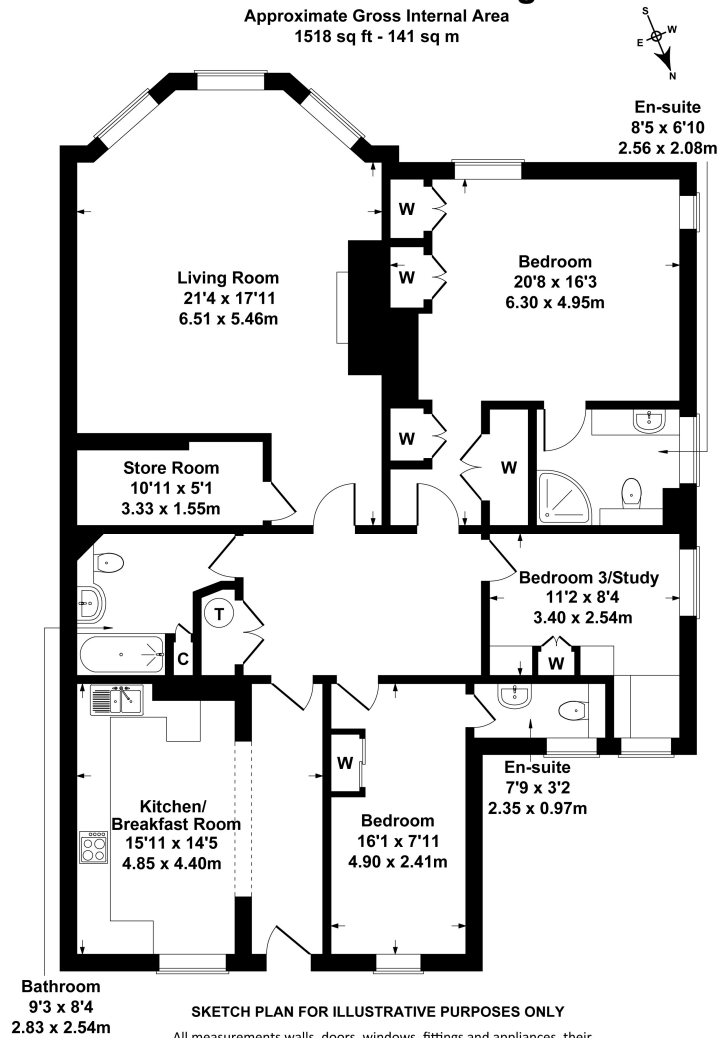
**Heating** Gas Central Heating.

**Broadband** Vacant property.

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

## Flat 1 Churchill Lodge

Approximate Gross Internal Area  
1518 sq ft - 141 sq m



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.