



Leckhampton

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Leckhampton

Regency Square, Tryes Road, Cheltenham, GL50 2DP

£199,950 Leasehold Share of Freehold

A very well presented 1 double bedroom, top floor, apartment with allocated underground parking, just a stone's throw from the bustling Bath Road.

SHARE OF FREEHOLD • no onward chain • entrance hall • open plan kitchen/dining/living room • double bedroom • bathroom • electric heating • double glazing • allocated parking space • communal gardens • security entry phone system

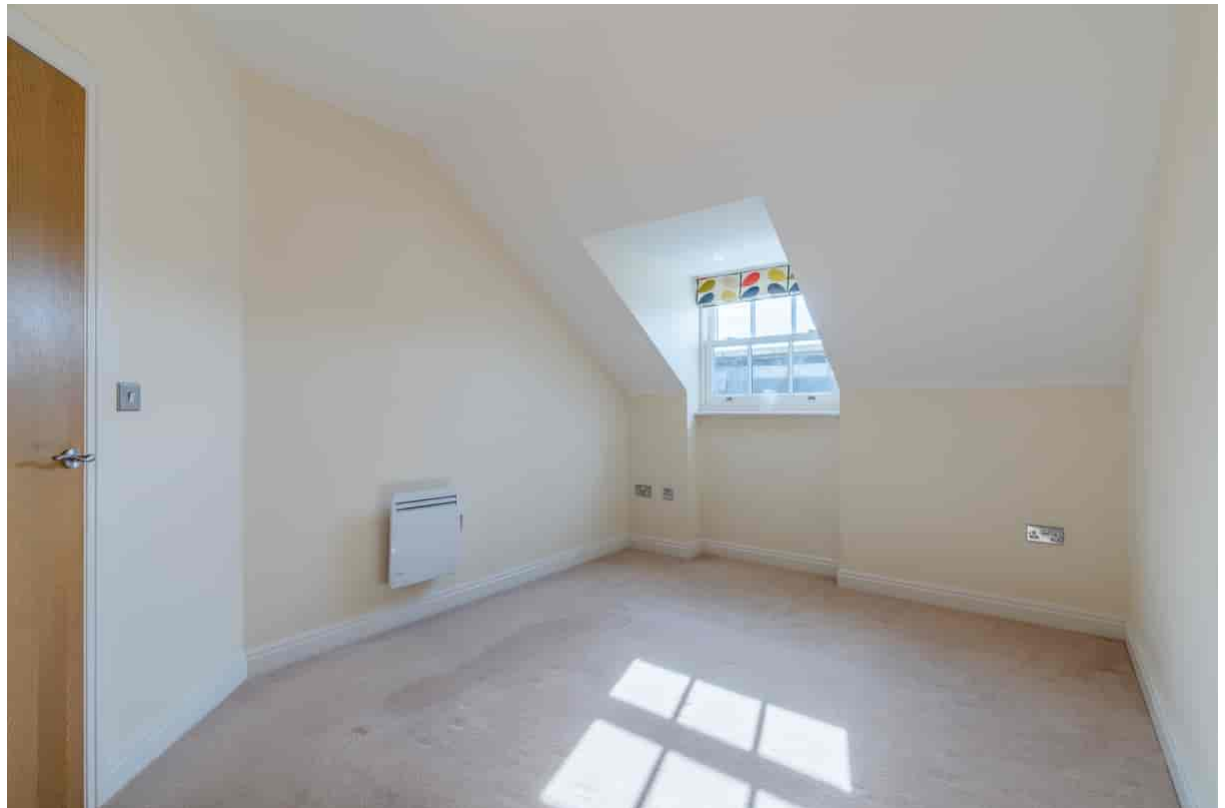
## Description

A very well presented top floor, purpose built, apartment situated just off the vibrant Bath Road. The light and airy accommodation provides easy maintenance throughout and includes a welcoming reception hallway, open plan kitchen/dining/living room, the kitchen with a range of integrated appliances, a double bedroom with built-in wardrobe, and a bathroom with shower over the bath. Outside, there are well tended communal gardens, residents bike store, and a secure allocated underground parking space. The apartment further benefits from electric heating, double glazing, and is offered for sale with no onward chain.

## Further Information:

**Lease** 125 years as of 2006 - Share of Freehold. **Service Charge** £804.00 per year. **Managing Agent** Cambray Property Management. **Pets** Not allowed.

**Local Authority** Cheltenham Borough Council. **Tax Band** A. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Electric. Purchasers should carry out their own investigations regarding the suitability of these services



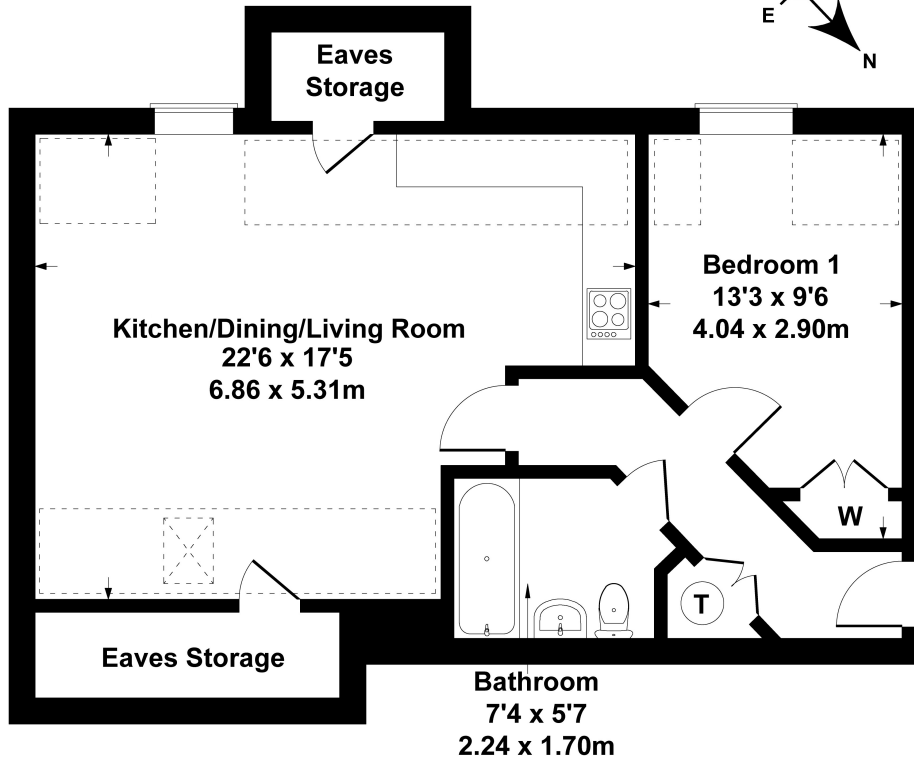
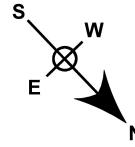


### **Situation**

A highly sought after location, close to the vibrant Bath Road offering a variety of shops, bars and cafes. Cheltenham is a 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.

# 24 Regency Sq

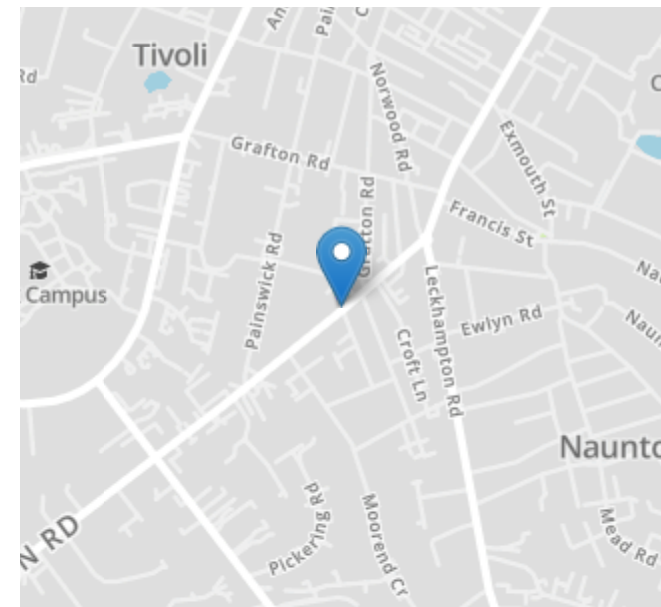
Approximate Gross Internal Area  
592 sq ft - 55 sq m



### 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>	74	81
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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