

PerryBishop

PROPERTY MADE PERSONAL

Clare Mews Leckhampton, Cheltenham, GL53 7NN



Duplex apartment • Three bedrooms • Two bathrooms • Off street parking • Outdoor terrace • Great location • EPC C

Clare Mews

Leckhampton, Cheltenham, GL53 7NN

Key Features



3
Bedrooms



2
Bathrooms



1
Receptions

About the property

A contemporary, purpose built, three bedroom, duplex apartment presented in fantastic condition throughout, located along the Bath Road with secured gated parking.

The property is reached via its own private terrace ideal for al-fresco dining leading to the entrance door. The entrance hallway has stairs rising to the first floor and opens onto the reception room that has wooden floors and a window to the rear aspect with white shutters fitted. The reception leads onto an impressive kitchen / dining room that provides a range of high and low level units with a range of integrated appliances including a wine fridge, washer / dryer, microwave, fridge / freezer and double oven with quartz work surfaces and island with electric hob and stainless extractor over and windows to the front again with attractive shutters fitted. There is also a useful boiling water tap fitted. Off the kitchen is a door to the cloakroom with w.c and wash hand basin.

The first floor landing has a skylight above and doors to the three bedrooms, modern bathroom and an airing cupboard which houses the electric boiler. Bedroom one has two windows to the front aspect with white shutters and benefits from an en-suite shower room with skylight and fully tiled walls. The second double bedroom has a window to the rear aspect with shutters and USB electrical sockets. The third bedroom is currently used as a dressing room with a window also facing to the rear aspect and shutters. The family bathroom has a skylight and a three piece suite. This well designed, modern apartment also benefits from central heating, double glazing, secondary glazing and secure gated parking.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham town centre, and often first on buyers' lists. Bath Road, which has an excellent collection of local shops, including a delicatessen, butchers, greengrocers, and bakers, together with pubs, cafes and restaurants, offers a wide range of catering for all tastes. The area has several excellent primary and secondary schools, good bus services to the Town Centre and plenty of attractive parks and playing





fields. There is also a quick and easy access to the M5 and the A417 to Swindon via the nearby Brockworth bypass.

Directions

From Perry Bishop's Bath Road office, head away from the Cheltenham town centre and take the first left turn (Clare Place) and the property will be found on the left.

Services & Tenure

The Tenure is Leasehold

150 Years from 1st January 2004, Ground Rent p.a.: £150.00

Mains Electricity,

Local Authority

Cheltenham Borough Council

Council Tax Band : C

Our reference

LEK/NB/MS/02042025

We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

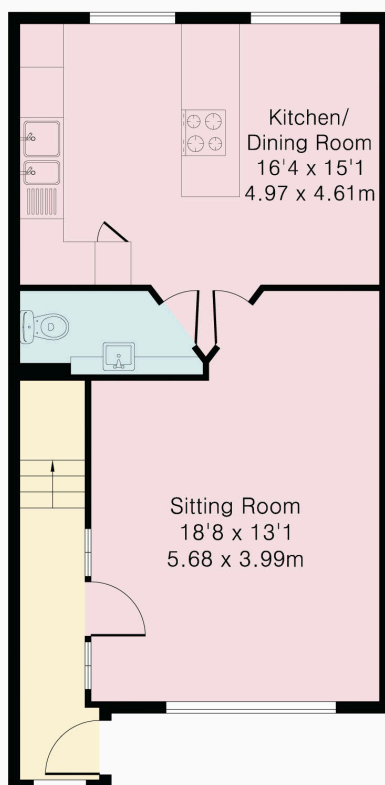
E: leckhampton@perrybishop.co.uk



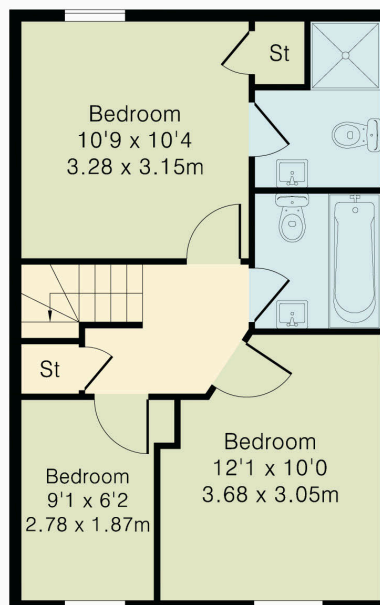
Approximate Gross Internal Area 943 sq ft - 88 sq m

First Floor Area 514 sq ft – 48 sq m

Second Floor Area 429 sq ft – 40 sq m



First Floor



Second Floor

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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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