

PerryBishop

PROPERTY MADE PERSONAL

Shurdington Road, Leckhampton, Cheltenham, Gloucestershire GL53 0JQ



Spacious garden apartment • Three bedrooms • Log burning stove • Allocated off-street parking • Share of freehold • Private gardens • Excellent location • EPC D



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Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

Inside, a spacious entrance hall with a cloaks cupboard sets the tone for the well-arranged interior. The main living area includes a generously sized sitting room featuring a log-burning stove, three elegant sash windows, and built-in shelving and cabinetry. The bright kitchen is well-designed with ample natural light, a breakfast bar, space for dining, and direct access to the garden.

The apartment has three bedrooms. The main bedroom is a spacious, showcasing a charming bay window and fireplace, while the second is a comfortable double room. The final room is a cosy single room, currently used as a home office.

The stylish bathroom is tastefully updated to complement the property's period features, offering both a separate bath and shower. A unique asset is the dedicated store room/utility space, providing a rare amount of additional storage within an apartment setting.

Outside, the well-established garden wraps around the side and rear of the apartment, with multiple seating areas positioned to capture sunlight throughout the day, as well as a practical storage shed. At the front, there is a further seating area along with designated off-driveway parking for convenience.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

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 schools, good bus services to the Town Centre and plenty of attractive parks and playing fields. There is also quick and easy access to the M5 and the A417 to Swindon via the nearby Brockworth bypass.

Directions

From Cheltenham town centre, pass our offices on Bath Road and at the traffic island, turn right on to Shurdington Road. After the traffic lights, the property is found on the right.





Services & Tenure

The tenure is Leasehold, with a Share of Freehold. The service charge is £1,750 per annum. Ground rent is £50 per annum. All mains services are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band C

Our reference

LECK/SB/KF/29102024

We'd love to hear from you

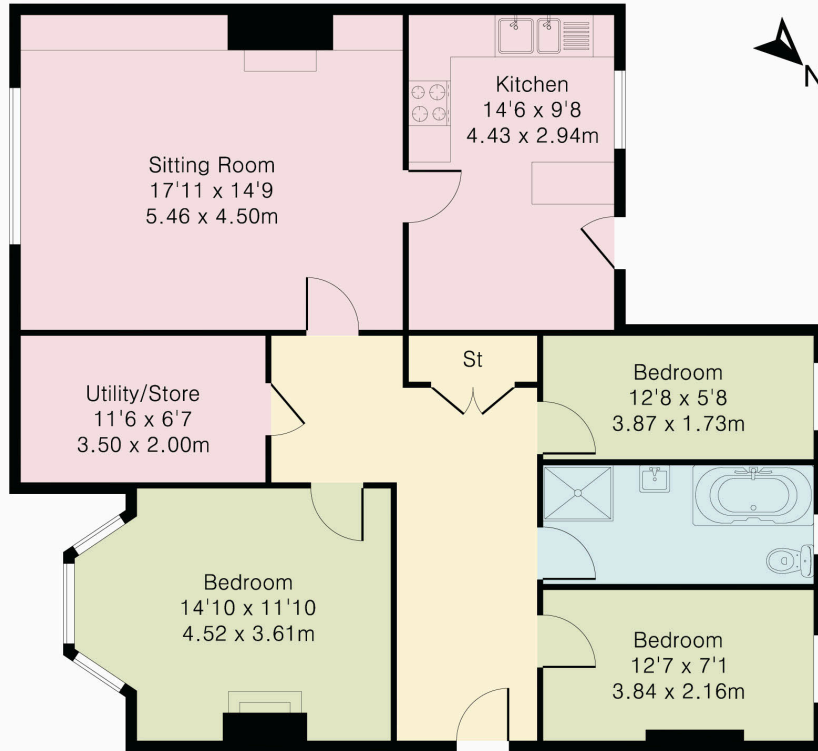
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Approximate Gross Internal Area 1076 sq ft - 100 sq m



Lower Ground 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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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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