

PerryBishop

PROPERTY MADE PERSONAL

Gabell Road, Leckhampton, Cheltenham, Gloucestershire GL53 9FA



Purpose built town house • Three bedrooms • Designed for the over 55s in mind • Delightful development close to amenities • Master bedroom with en suite and balcony • Two separate reception rooms • Allocated parking • Ideal 'lock up and leave' • EPC C



Gabell Road,

Leckhampton, Cheltenham, Gloucestershire GL53 9FA

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

A beautifully presented three bedroom modern townhouse which is arranged over two floors and designed for the over 55s in mind. Located close to a range of excellent local amenities and part of an exclusive development created by Beechcroft working in partnership with Berkeley Homes.

The well proportioned accommodation in brief comprises an entrance hall with an adjacent cloakroom, a 15ft sitting room lies to the front of the property with double doors leading through to a dining room, with bespoke fitted recessed furniture creating useful and elegant storage. Further double doors give access to a sun room which over looks and leads into a private enclosed southerly facing courtyard garden, the kitchen is fitted with range of units and built in appliances.

On the first floor there are three bedrooms, the master bedroom with an en suite shower room also has a most useful balcony terrace with space to enjoy a morning tea/coffee. There is also a separate main bathroom.

The property also has the benefit of allocated parking and is directed towards the over 55s and will benefit from an estate management service. The Estate Manager will handle the day to day administration of the development, including the gardening of both the private and communal grounds and the maintenance of the shared areas. The manager is also on hand to provide help and advice and to keep an eye on properties whilst owners are holidaying or spending time at a second home.

Amenities

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre, and often first on buyers lips. Bath Road, which has an excellent collection of local shops, including a delicatessen, butchers, greengrocers and bakers, together with pubs, cafes and restaurants, offering 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 a quick and easy access to the M5 and the A417 to Swindon via the nearby Brockworth bypass.

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.

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 lips.





Bath Road, which has an excellent collection of local shops, including a delicatessen, butchers, greengrocers and bakers, together with pubs, cafes and restaurants, offering 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 a quick and easy access to the M5 and the A417 to Swindon via the nearby Brockworth bypass.

Directions

From Cheltenham town centre, proceed along Bath Road passing our offices. Continue over the island on to Leckhampton Road until you reach the two mini roundabouts, and turn left at the first mini roundabout on to Charlton Lane. The development will be found on the right hand side.

What 3 Words: [///hurls.fallen loaf](https://www.what3words.com/hurls.fallen loaf)

Services & Tenure

The tenure is Leasehold, 999 years from 1 January 2013, with a share of the Freehold.

The service charge is £2,478 per annum and the estate service charge is £638 per annum.

Local Authority

Cheltenham Borough Council

Council Tax Band: E

Our reference

LECK/NB/KF/28112024

We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

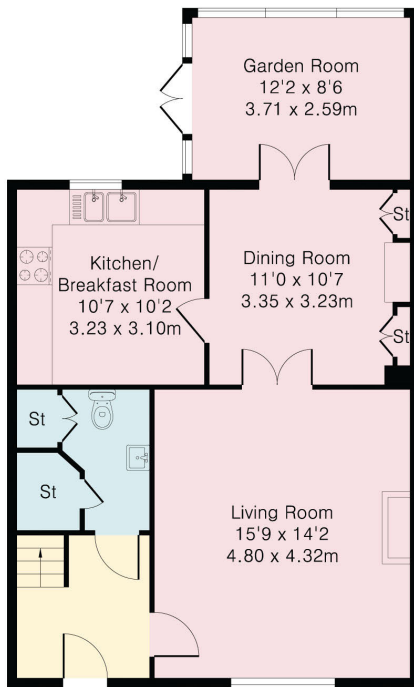
E: leckhampton@perrybishop.co.uk



Approximate Gross Internal Area 1301 sq ft - 121 sq m

Ground Floor Area 709 sq ft – 66 sq m

First Floor Area 592 sq ft – 55 sq m



Ground Floor



First Floor

PerryBishop

PROPERTY MADE PERSONAL

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

E: leckhampton@perrybishop.co.uk

perrybishop.co.uk

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.

Gloucestershire • Oxfordshire • Wiltshire

