

Perry Bishop
and Chambers

the agent who keeps you informed

Gabell Road

Leckhampton GL53 9FA



Purpose built town house | Designed for the over 55's in mind
Delightful development close to amenities | Private courtyard garden
Master bedroom with en suite and balcony | EPC B

£465,000

Berkeley Chippenham Cirencester Cheltenham Fairford Faringdon
Leckhampton London Nailsworth Stroud Swindon Tetbury

Gabell Road

Leckhampton GL53 9FA



3 Bedrooms



2 Bathrooms



2 Receptions

A beautifully presented three bedroom townhouse constructed in 2013. Arranged over two floors and designed with retirement for the over 55's in mind the property is located close to a range of excellent local amenities and is 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 55's 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.

Directions

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

Services & Tenure

The property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Leasehold, with a 999 year lease from 1st January 2013, Service Charge £297.33 pcm and Maintenance Charge £46.14 pcm. The above should be verified by your Solicitor or Surveyor.

Local Authority

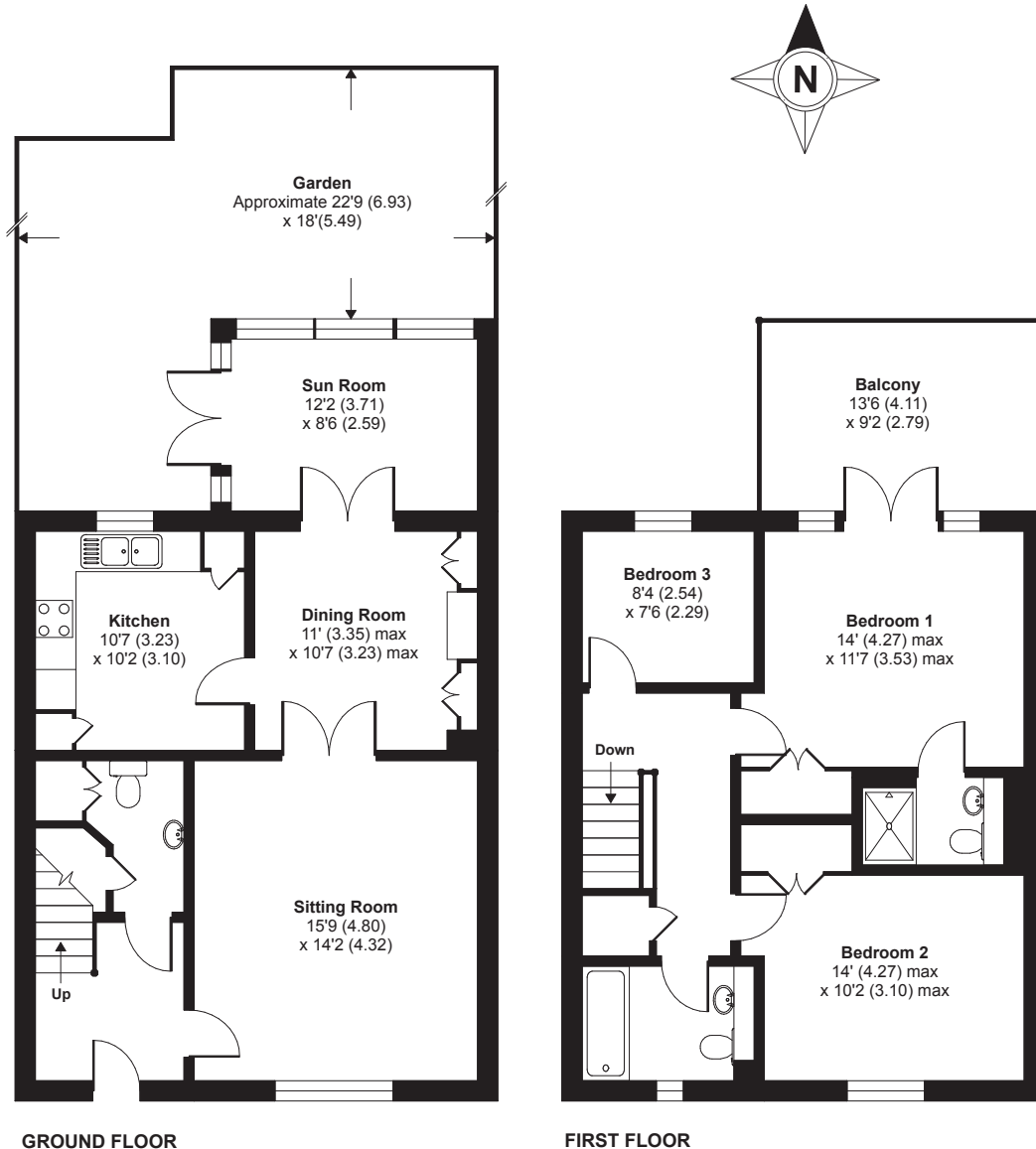
Cheltenham Borough Council

Ref: 91027011/29708/RM



Gabell Road, Leckhampton, GL53

APPROX. GROSS INTERNAL FLOOR AREA 1301 SQ FT 120.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Perry Bishop & Chambers REF : 502723

140 Bath Road, Leckhampton, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246982

E: leckhampton@perrybishop.co.uk

perrybishop.co.uk

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.