

HUNTERS[®]

HERE TO GET *you* THERE



Leckhampton Road

Leckhampton, Cheltenham, GL53 0DH

Asking Price £535,000



Council Tax: C



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Hunters Estate Agents present this truly impressive stone built three-bedroom top floor luxury apartment, complete with double garage and a private rear garden to the sales market.

This fabulous home occupies the entire top floor of Sandfield House, a large, detached stone property believed to have been built for the original Leckhampton Hill quarry master in the 1800's.

Offered for sale in excellent, fully modernised condition, the apartment boasts of the following accommodation:

Inside

The property is entered on the ground floor with its own private entrance located in the centre of the house. Stairs lead up to the main hallway with doors off to all rooms. The impressive 16' living room and bedrooms two and three all face the front elevation. The main bedroom one with its own en-suite bathroom faces the rear garden. Bedrooms two and three are serviced by the generous family bathroom and the well-appointed kitchen also overlooks the rear.

Outside

The property is set well back from the Leckhampton Road behind a row of mature trees. The driveway passes in front of the property leading to two off-road parking spaces and a large garage with mains power and light. At the rear, there is a private garden with a pedestrian gate and close panel fencing to all elevations.

Top Flat, is a maisonette with the key attribute of having no communal area. There is a private entrance, private parking and a private garden. The 990+year lease shares the property with just one other apartment at £0 per month service charge. Building Insurance is split 50/50. The maintenance responsibilities of Top Flat are limited to the maintenance of the roof, which we are delighted to report has recently been refurbished, making this property very economical to run.

We highly recommend viewing this property without delay and guarantee the first to view will buy.

All viewings are by appointment only

More information at
<https://reports.spectre.uk.com/s/EA6e>

Tel: 01242 528500

- **Three Double Bedroom Top Floor Maisonette**
- **Large Garage and Off Road Parking**
- **Immaculate Condition**
- **No Service Charges | £450pa building Ins Contribution (2025) | No Ground Rent**
- **Council Tax Band C | Energy Rating E**

- **Two Bathrooms**
- **Very Private Rear Garden**
- **Efficient All Electric Rointe Heating**
- **Walking Distance to the Ever Popular Leckhampton Shopping Centre**
- **Tenure - Leasehold with 990+ Years Remaining**

Living Room

12'0" x 16'0" (3.68 x 4.89)

Kitchen / Breakfast Area

10'7" x 12'7" (3.25 x 3.85)

Bedroom One

10'8" x 15'3" (3.26 x 4.67)

En-Suite

9'5" x 3'7" (2.89 x 1.10)

Bedroom Two

15'10" x 10'0" (4.83 x 3.05)

Bedroom Three

12'5" x 11'8" (3.79 x 3.58)

Bathroom

8'6" x 8'0" (2.60 x 2.45)

Storage Room

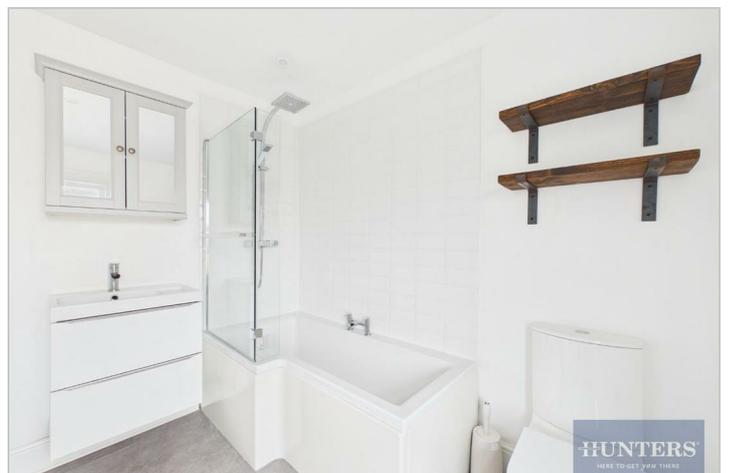
3'5" x 10'11" (1.05 x 3.33)

Garage

21'7" x 13'8" (6.58 x 4.17)

Entrance Hall

9'10" x 6'1" (3.01 x 1.87)



Road Map



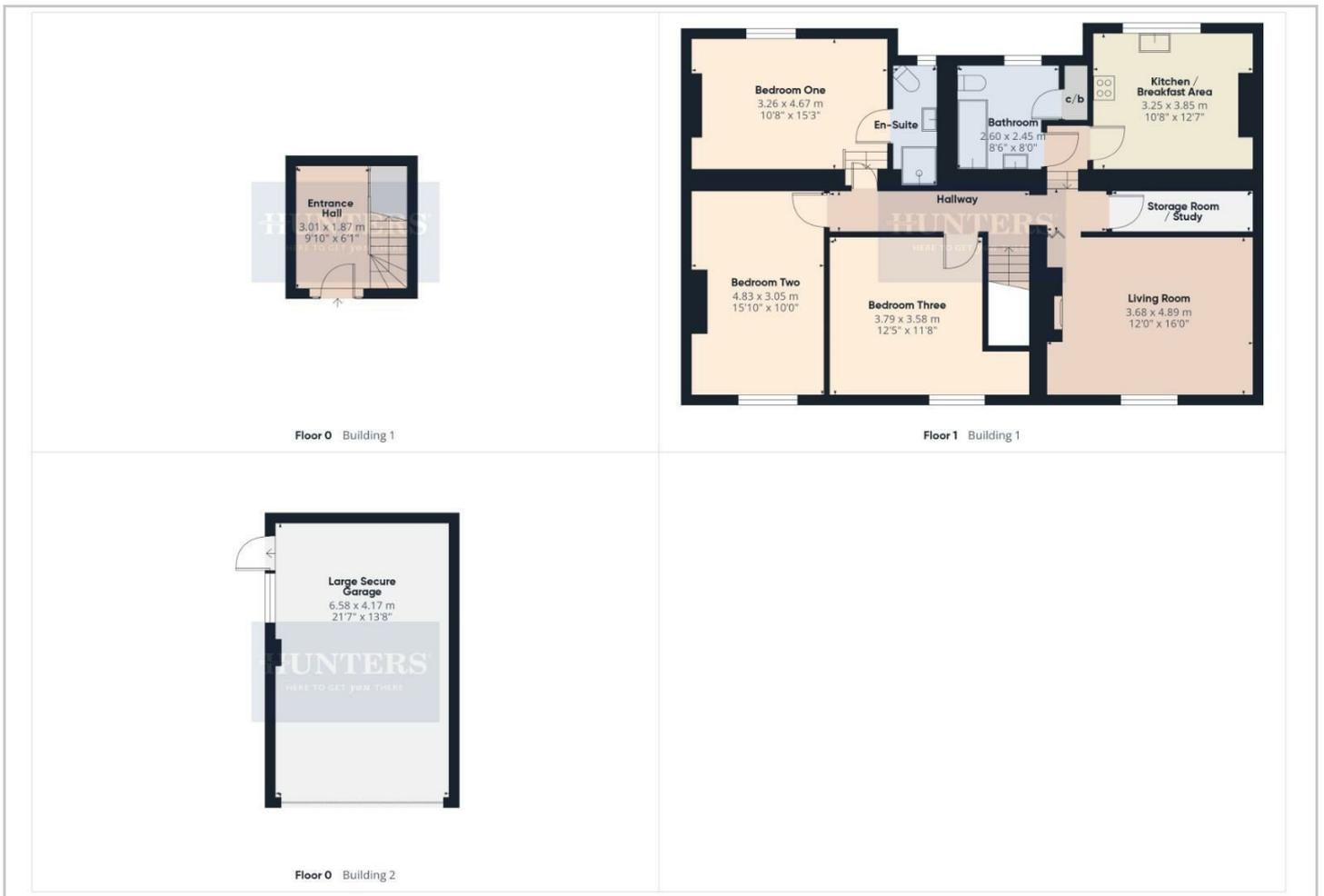
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	73
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.