



3 Greville House 1 Morgans Drive, Cheltenham, GL50 2DL

**SET IN PROBABLY THE FINEST GATED DEVELOPMENT IN LECKHAMPTON LOCATED IN SIGHT OF THE BATH ROAD  
THIS TWO BEDROOM GARDEN FLAT HAS ITS OWN PRIVATE ENTRANCE AND AN ABUNDANCE OF CHARM.**

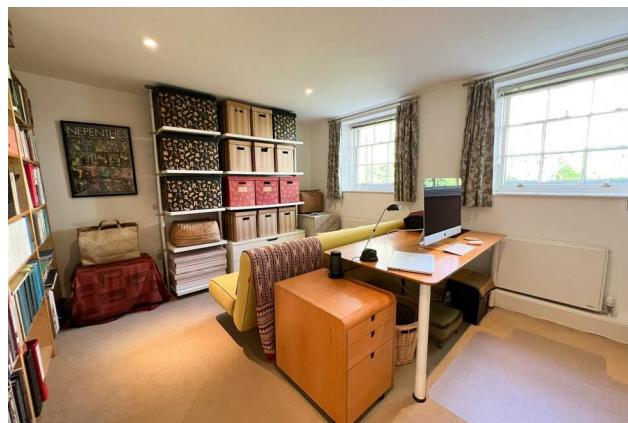
A very special setting for anyone looking at buying period apartment. Morgans Drive is a small development of a mixture of modern townhouses , apartments and the conversion of the period Greville House formerly the CAA until its redevelopment in 2002.

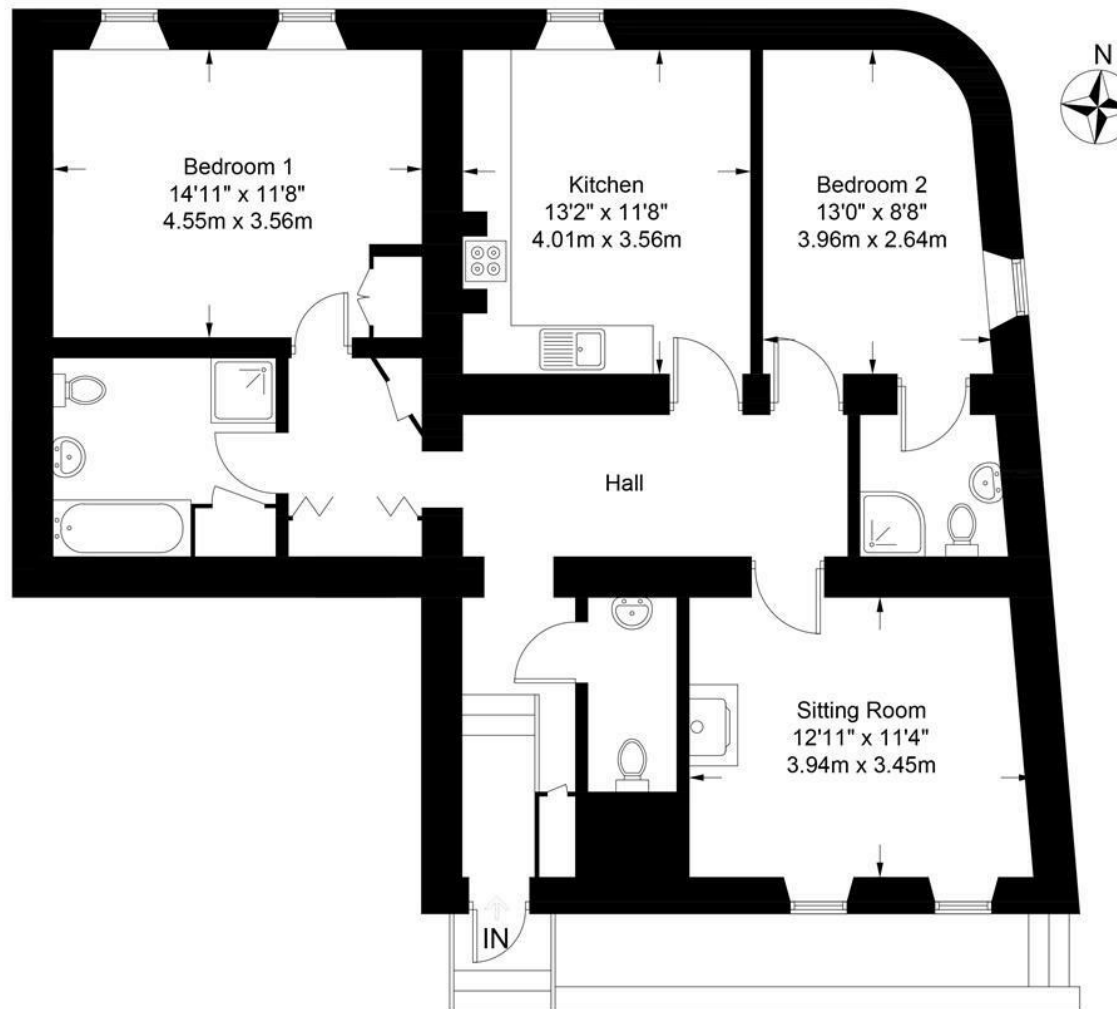
The development has gated access off Grafton Road with the sight of the stunning St James & St Phillips Church on the approach. A major benefit of the flat is it has its own front door which leads through to the hallway. A fully fitted kitchen has space for dining and a lovely outlook over the immaculately kept grounds. The sitting room has a feature fireplace with inset living flame coal effect fire. Two sash windows provide ample light and has a pleasant aspect over the main garden.

The master bedroom is generous in size with the four-piece bathroom close-by. The second bedroom has an en suite shower. There is also a guest cloakroom. Bath Road with its extensive array of amenities is a mere 2-minutes away with Montpellier, The Suffolks and Tivoli all within a short walk. This is a real gem for anyone looking for a 'lock and leave' or investment property. The apartment has 1 allocated parking space within the gated courtyard.

Tenure: Share of freehold  
Lease: 999 years from 2002  
Service Charge: £1,306.68 per annum  
Ground Rent: Not collected  
Managing Agents: The development is run by the residents.  
Please note that short term lets are not permitted. Fixed term rentals are possible. Pets are not allowed to reside in the property.







**Tenure:** Leasehold - Share of Freehold  
**EPC:** C  
**Council Tax:** C  
**Area:** 1073.00 sq ft  
**Property Ref:** 18905709

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Approximate Gross Internal Area = 1073 sq ft / 99.7 sq m

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