



Flat 4 Salterley Grange Apartments, Leckhampton Hill, Cheltenham, GL53 9QW

A SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT SET IN THIS CONVERTED STONE BUILDING SET IN A SEMI-RURAL LOCATION MINUTES FROM CHELTENHAM AND OFFERING EXCEPTIONAL ROAD LINKS TO THE M4 & M5.

This first-floor apartment forms part of this stone-built manor house set within its own grounds some 2 miles from central Cheltenham.

The accommodation is presented in good condition throughout and retains many original features. A major improvement has been the installation of the double glazing within the mullion stone windows. There is also a well-appointed kitchen and bathroom. Furthermore, there is also an en suite cloakroom in one of the bedrooms.

Cellar storage room: Within the cellar the apartment has its own storage room which can be used by the owner.

OUTSIDE: The approach to Salterley Grange is along a private tree-lined road off Leckhampton Hill. The communal grounds are at the front of the building and are available for all residents to enjoy. Obviously for the more adventurous the call of outdoor pursuits will be welcome with many of the area's leading viewpoints all within easy reach.

PARKING: Allocated car parking for two cars.

Tenure: Leasehold with 1/8th share of freehold

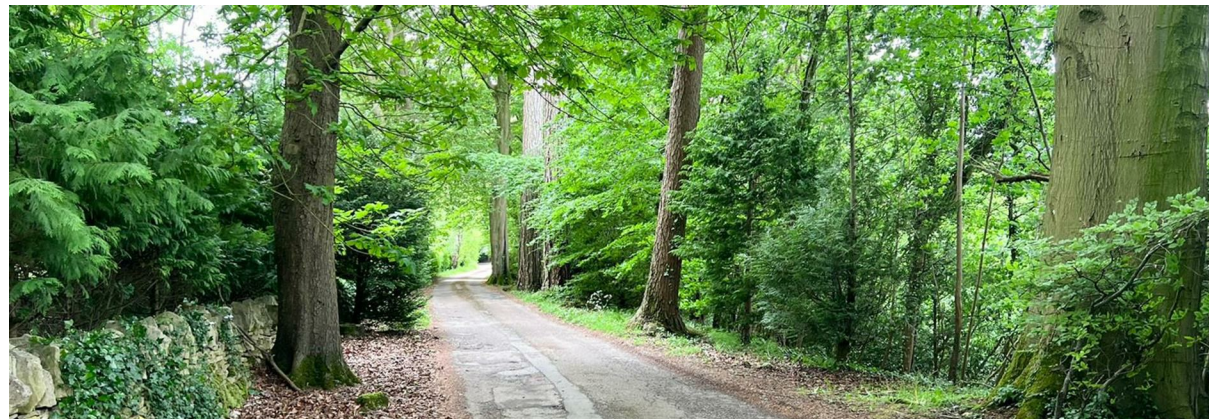
Lease: 999 years from 1.1.2001

Service Charge: £123.08 pcm

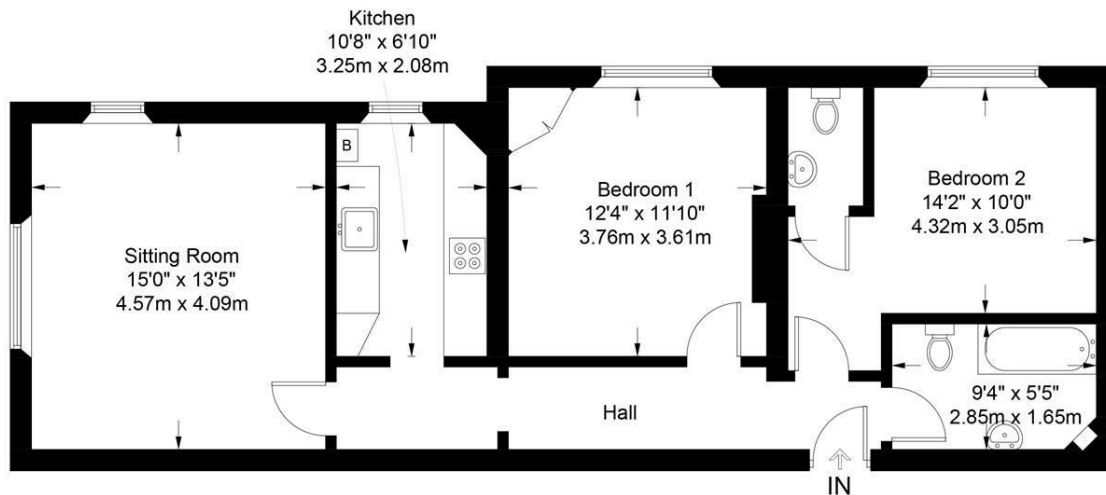
Ground Rent: Not collected

Managing Agents: Salterley Grange Apartments Management Co. Limited Reg No 05144209

Agents note: The property has LPG central heating and private drainage to septic tank. Fixed-term rentals are permitted. Visit our website to see drone footage of the property.







Approximate Gross Internal Area = 773 sq ft / 71.8 sq m

Store = 68 sq ft / 6.3 sq m

Total = 841 sq ft / 78.1 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.

Please check all details before making any decisions reliant upon them.

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EPC: Band C

Rating: 75

Council Tax: C

Council: Cotswold District Council

Area: 773.00 sq ft

Title number: GR255269

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