

**30 LEFROY COURT
TALBOT ROAD
CHELTENHAM
GL51 6QA**

Price £115,000

AWAITING FLOORPLAN



- GATED RETIREMENT (OVER 55s) DEVELOPMENT
- STUNNING VIEWS
- SOUTH-WEST ASPECT
- VERY WELL PRESENTED
- DOUBLE BEDROOM WITH FITTED WARDROBES
- NO CHAIN

Total area: approx. 47.6 sq. metres (511.8 sq. feet)







Inside, the spacious entrance hall features a generous walk-in storage cupboard, leading to a bright and welcoming living/dining room. French doors open onto a Juliette balcony, perfectly positioned to enjoy the far-reaching views—an ideal spot for morning coffee or relaxed meals.

Double doors lead into a well-equipped kitchen with integrated appliances including a dishwasher, fridge/freezer, oven, and hob. Even the kitchen sink enjoys those same scenic outlooks.

The double bedroom includes fitted wardrobes and, once again, those wonderful views. A spacious bathroom with a walk-in shower completes the accommodation.

A delightful home offering comfort, convenience, and a truly picturesque outlook—early viewing recommended.

Communal facilities include a Laundry Room, Residents' lounge with kitchen, residents' parking area (first come first served), storage area for electric scooters, beautiful grounds and a Guest Suite.

A McCarthy & Stone Developments with a resident Development Manager. There is a security entry system and emergency pull cord in the flat and for periods when the Development Manager is off duty the emergency system is connected to a 24 hour emergency Appello call system

Cheltenham Spa Railway Station, located in Queens Road, serves as a key transport hub linking the town to major cities including London, Birmingham, Manchester, and Cardiff. Operated by Great Western Railway (GWR) and CrossCountry, it offers direct services along the Bristol–Birmingham Main Line and long-distance routes to destinations such as London Paddington, Bristol Temple Meads, Manchester Piccadilly, and Cardiff Central.

Cheltenham's town centre, Montpellier, and The Promenade are all within a mile to a mile and a half, offering a vibrant mix of shopping and dining. Highlights include the High Street's John Lewis flagship store, the Regent Arcade, and a wide selection of boutiques, cafés, and restaurants—including six Michelin-starred establishments and the ever-popular Ivy.

Cheltenham is celebrated for its rich cultural calendar, hosting renowned events such as the Literature Festival, Jazz Festival, Science Festival, and Food & Drink Festival. Many of these take place in the historic Town Hall, the beautifully landscaped Montpellier Gardens, and the recently restored Everyman Theatre.

The town is also home to the prestigious Cheltenham Gold Cup Festival at Prestbury Park Racecourse. Adjacent to the racecourse is The Centaur, a versatile venue for live entertainment, including comedy shows, exhibitions, and recent events like the Snooker Finals.

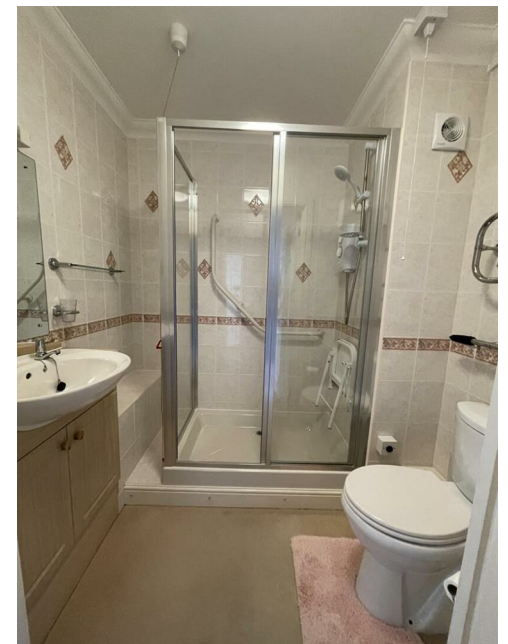
For outdoor leisure, Pittville Park and the elegant Grade I Listed Pittville Pump Room are located just half a mile from both the town centre and the racecourse, offering scenic green space and cultural charm.

All information subject to legal confirmation

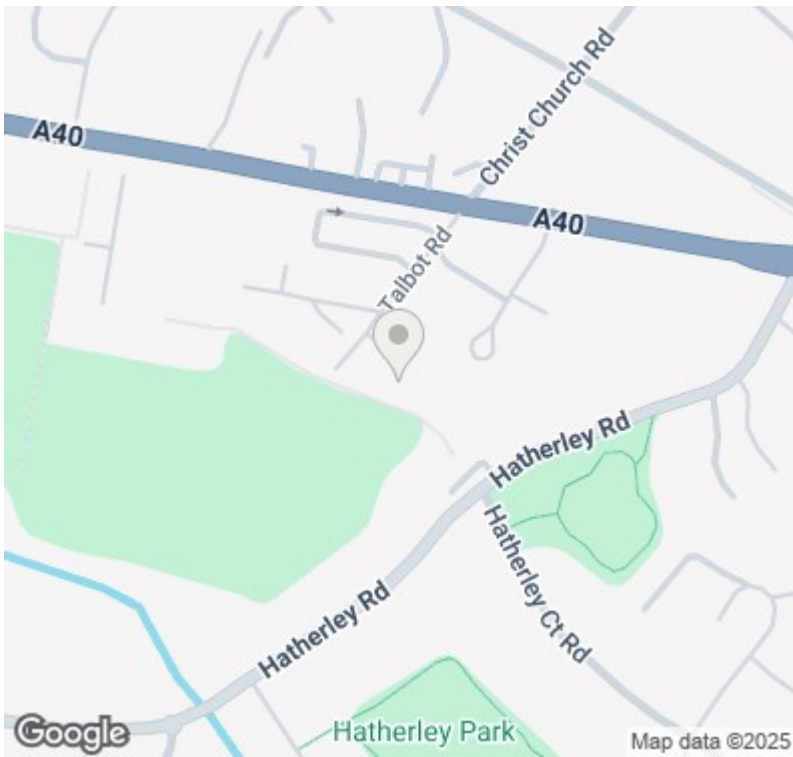
Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum







Local Authority		Council Tax	
Gloucestershire		Band:	B
		Annual Price:	£1,756
Conservation Area ?		Flood Risk	
Central		Very low	
Floor Area		Plot Size	
0 ft ² / 0 m ²		0.36 Acres	
Mobile Coverage		Broadband	
EE		Basic	13 Mbps
Vodafone		Superfast	80 Mbps
Three		Ultrafast	313 Mbps
O2			
Satellite / Fibre TV Availability			
BT			
Sky			
Virgin			

Leasehold 125 years from 01/08/2003 - 103 years unexpired

Maintenance Charge £3143.66 (paid half yearly)

Ground Rent £385 (paid half yearly)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Sure Property Group
23 Bath Street, Cheltenham
GL50 1YA
01242 241200
info@surecheltenham.co.uk

Cheltenham COUNCIL TAX BAND B

Leasehold

