



LECKHAMPTON HILL CHELTENHAM GL53
£2,995 PER MONTH AVAILABLE 15/07/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

**Leckhampton Hill Cheltenham
GL53 9QG**

**£2,995 Per Month
Unfurnished**

 **4 Bedrooms**
 **4 Bathrooms**
 **2 Receptions**

Features

- 4 Bedrooms, - 2 Bathrooms, - Open Plan Living, - Kitchen, - Light, spacious, - Garden, - Terrace, - Off Street Parking

Council Tax

Council Tax Band G

Hamptons

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{ LIGHT, AIRY SPACIOUS FAMILY HOME – FLEXIBLE LIVING IN LECKHAMPTON

The Property

An attractive detached four bedroom family home with private garden located in a secluded location on Leckhampton Hill. This modern and spacious property is light and airy with an entrance hallway, study, boot room, shower room, living room with doors leading to garden, dining/ kitchen, two double bedrooms both with a balcony and en-suite shower room, two further double bedrooms and a family bathroom. Gas central heating with a private garden and a terrace, off street parking. A great family home, close to Cheltenham centre yet with a feeling of being semi rural too, backing onto Leckhampton Hill. Council tax band G . Deposit equal to five weeks rental.

Outside

Set back from the main road and with the mature rear garden overlooking Leckhampton Hill, at the front of the house there is off road parking for several cars.

Location

Cheltenham, also known as Cheltenham Spa, is a large spa town and borough in Gloucestershire, on the edge of the Cotswolds in the South-West region of England. It is the home of the flagship race of British steeplechase horse racing, the Gold Cup, the main event of the Cheltenham Festival held every March. Horse racing began in Cheltenham in 1815 and became a major national attraction after the establishment of the Festival in 1902.



Approximate Area = 258.7 sq m / 2784 sq ft (Excluding Eaves and Void)

Garage = 8 sq m / 86 sq ft

Total = 266.7 sq m / 2870 sq ft

Including Limited Use Area (2 sq m / 21 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 284391

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating	
Current	Potential
73	81

Energy Efficiency Rating scale (A to G) with corresponding energy consumption ranges (kWh/m²/year): A (15-35), B (36-50), C (51-65), D (66-80), E (81-95), F (96-110), G (111-150).

England & Wales EU Directive 2002/91/EC

