



ROSS BURBIDGE



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Shurdington Road, Leckhampton, Cheltenham, GL53

£425,000

3 1 2



Please Quote: RB1393-Ross Burbidge.

This beautifully proportioned three-bedroom apartment occupies the upper ground floor of an impressive period building in one of Cheltenham's most sought-after locations, offering an appealing blend of classical character and practical modern living. Accessed via its own private entrance and staircase, the apartment immediately conveys a sense of privacy and distinction.

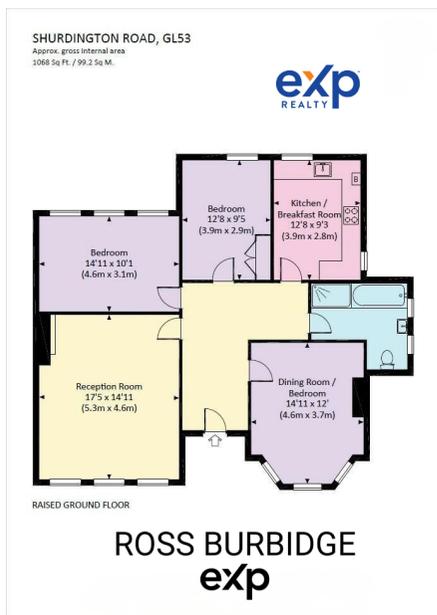
At the heart of the home lies a generous reception hall, rich in period detail with its decorative ceiling rose and traditional dado rail, from which all principal rooms are accessed. The drawing room is a standout feature, flooded with natural light through tall sash windows and centred around an ornate fireplace with a tiled inset and slate hearth, creating an elegant and inviting setting for both relaxing and entertaining.

Opposite, a versatile reception room provides flexibility to suit individual needs, serving equally well as a formal dining room or a third bedroom. A large bay window enhances the sense of space and light, while a marble fireplace and bespoke built-in cupboards with display shelving in the alcoves add both charm and functionality.

The kitchen/breakfast room is thoughtfully arranged with a range of integrated wall and base units, offering excellent storage and workspace for everyday use. Two further bedrooms provide comfortable and peaceful accommodation, with the principal bedroom enjoying full-height windows and a charming cast iron balcony overlooking the rear. A well-appointed family bathroom completes the internal layout.

Outside, the property benefits from allocated parking spaces on the gravel driveway, a rare and valuable feature for this central location. The apartment is pet-friendly and is offered with a share of the freehold, along with a 999-year lease from 1985 and a monthly management charge of £150.





- Three Bedroom Stunning Apartment
- Wonderful Spacious Layout
- Wonderful Fireplaces
- Leckhampton Location
- 999 Year Lease
- Please Quote: RB1393 Ross Burbidge
- Grand Entrance Hallway
- Allocated Parking
- Juliet Balcony To Principle Bedroom
- Large Kitchen And Bathroom



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	