



PETER BALL & CO.
ESTATE AGENTS

NORWOOD ROAD, LECKHAMPTON, CHELTENHAM GL50 2DG

£580 PCM

- First Floor Apartment
- Just off the Bath Road
- Light & Airy Living Room
- Galley Style Kitchen
- Double Bedroom
- Bathroom
- Gas C.H. & D/Glazing
- Part furnished

PROPERTY DESCRIPTION

A spacious, delightful light and airy, one bedroom, first floor part furnished apartment just off the Bath Road and a stone throw away from all it's popular amenities. Sorry no pets.

The entrance hall has doors leading to the living room, kitchen, spacious bedroom, bathroom and storage cupboard. The light and airy living room has double aspect windows and space for a dining table. The galley style kitchen has a window to the front aspect, a matching range of base units, double bowl stainless steel sink, four ring gas hob with electric oven under and a stainless steel extractor above, washing machine fridge/freezer and microwave oven. The generous sized bedroom has a window to the side



aspect, built-in wardrobes and units with shelving to the alcoves. The bathroom has a window to the rear aspect, a three piece white suite with a shower over the bath, partly tiled walls, chequered style lino flooring and a wall mounted Vaillant boiler. The property also benefits from gas central heating and has double glazing.

SITUATION

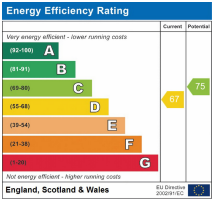
Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre. The area has a mix of property styles and types but is made up of predominantly Victorian and Edwardian homes. Bath Road has an excellent array of local shops, including a butchers, greengrocers and bakers. The area has several excellent primary schools and good bus services to the Town Centre.

DIRECTIONS

Leave our Leckhampton office via the Bath Road towards town centre, turn left onto Suffolk Street and a left onto Norwood Road. The property can be found on the left hand side on the corner of Grafton Road, the entrance is just before the Yield sign.

ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band A



Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ground Floor

Approx. 45.9 sq. metres (494.4 sq. feet)



Total area: approx. 45.9 sq. metres (494.4 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.