



Lefroy Court Talbot Road, Cheltenham, GL51 6QA

Guide Price £99,950



Lefroy Court Talbot Road

Cheltenham, GL51 6QA

An over 55's one-bedroom first-floor retirement apartment, situated within the highly regarded Lefroy Court development, enjoying a delightful views across Dean Close Playing Fields. No Onward Chain
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- No Onward Chain
- One Double Bedroom First Floor Retirement Apartment For The Over 55s
- Juliet Balcony With Open Views Across Dean Close Playing Fields
- Lift Access To All Floors
- Beautifully Maintained Communal Gardens & Residents' Facilities
- 24-Hour Appello Emergency Call System & Development Manager





A one-bedroom first-floor retirement apartment, exclusively for the over 55s, situated within the highly regarded Lefroy Court development on Talbot Road. Enjoying a delightful Juliet balcony with uninterrupted views across Dean Close Playing Fields, the apartment offers bright and spacious accommodation together with an excellent range of communal facilities designed to encourage independent living within a friendly and welcoming community. With lift access, a Development Manager, a 24-hour Appello emergency call system and a varied programme of social activities, this is an ideal home for those seeking comfort, security and companionship, all within easy reach of Cheltenham town centre.

Entrance Hall: A welcoming entrance hall provides access to all principal rooms and creates an inviting first impression. Benefiting from two generous built-in storage cupboards, the space offers excellent practicality for coats, household items and additional storage, while the neutral décor enhances the bright and airy feel of the apartment.

Sitting/Dining Room: A bright and generously proportioned dual-purpose reception room offering ample space for both comfortable seating and formal dining. The room enjoys excellent natural light from the glazed door opening to a Juliet balcony, framing delightful open views across Dean Close Playing Fields and creating a wonderful sense of space. A feature electric fireplace provides an attractive focal point, while a mirrored sliding-door storage cupboard offers excellent concealed storage without compromising the room's proportions. Glazed double doors lead through to the kitchen, creating a practical yet sociable layout for everyday living and entertaining.

Kitchen: Accessed via glazed double doors from the sitting/dining room, the kitchen is fitted with a range of matching wall and base units providing ample storage and worktop space. The layout incorporates an integrated oven, electric hob with extractor hood above, inset sink and drainer positioned beneath a window overlooking the rear of the development towards Dean Close Playing Fields. Thoughtfully designed for ease of use, the kitchen offers a practical and functional space for everyday cooking.

Bedroom: A generous double bedroom enjoying pleasant open views towards Dean Close Playing Fields, creating a peaceful outlook. The room benefits from a built-in double wardrobe, providing excellent storage, while the spacious proportions allow ample room for additional bedroom furniture.

Shower Room: Designed with practicality and accessibility in mind, the shower room is fitted with a large walk-in shower enclosure complete with grab rails and a thermostatic shower, together with a WC and wash hand basin set within a vanity unit offering useful storage. Finished with fully tiled walls, the room provides a comfortable and low-maintenance space.

Communal Facilities: Lefroy Court has been thoughtfully designed to offer independent living with the reassurance of additional support when required. Residents benefit from a welcoming communal lounge with adjoining kitchen, where a variety of regular social activities are held, including bridge, Qigong, tea and chat sessions and Scrabble, creating a friendly and sociable community. Additional facilities include a communal laundry room, lift access to all floors, a guest suite for visiting family and friends, a luggage store, and a Development Manager available during weekdays. For added peace of mind, every apartment is connected to a 24-hour Appello emergency call system.

Communal Gardens: Lefroy Court is set within beautifully maintained communal gardens, offering residents a peaceful outdoor space to relax and enjoy the surroundings. Thoughtfully landscaped with well-kept lawns, colourful planted borders, mature trees and attractive seating areas, the gardens provide a tranquil setting to socialise with neighbours or simply unwind in the warmer months. The communal grounds are professionally maintained, allowing residents to enjoy the outdoor space without the responsibility of ongoing upkeep..

Additional Details:

- Tenure: Leasehold
- Council Tax Band: B
- Lease Length: 102 Years
- Service Charge: £3059.18 Per Annum
- Ground Rent: £385 Per Annum
- Parking: Residents' parking available (subject to the development's regulations)

Location: Lefroy Court occupies a convenient position on Talbot Road, offering excellent access to local shops, cafés, healthcare facilities and regular bus services.

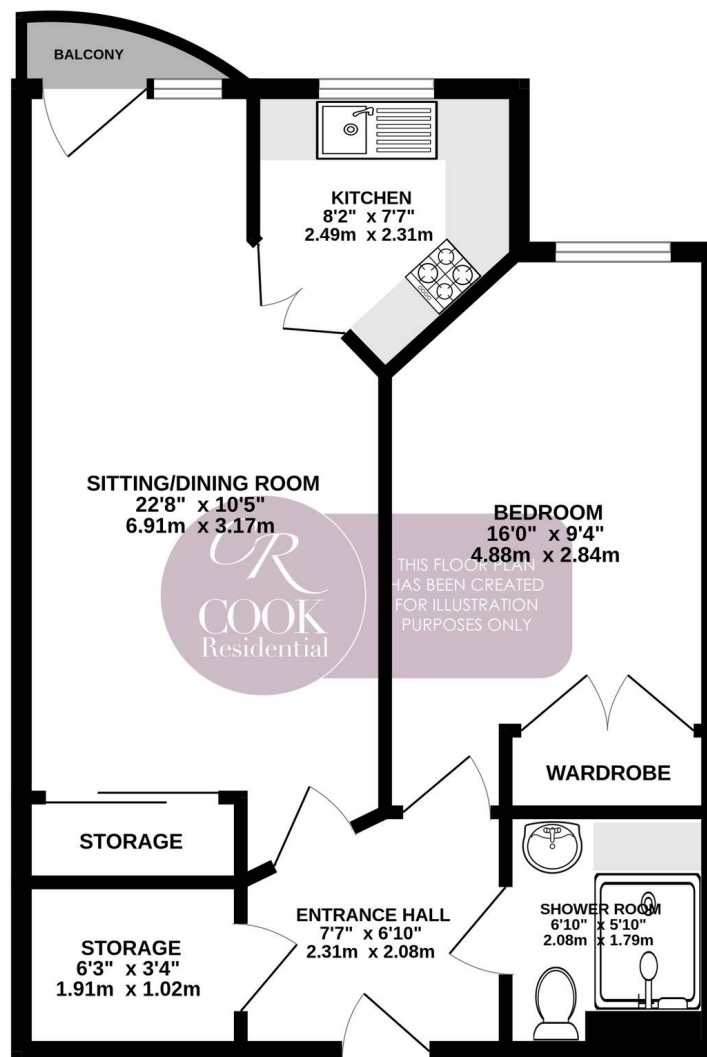
Cheltenham Spa railway station and the town centre are both within easy reach, providing an excellent range of shopping, dining and leisure amenities. The apartment enjoys an enviable outlook across Dean Close Playing Fields, creating a pleasant green backdrop while remaining conveniently positioned for everything Cheltenham has to offer.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.

Virtual Staging Notice: Some photographs have been digitally or virtually staged to illustrate the potential use of the accommodation. Furniture and decorative items shown are for illustrative purposes only and may not be present at the property



FIRST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 513 sq.ft. (47.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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