



Suffolk Square

 Nick
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ESTATE AGENTS

Suffolk Square

Montpellier House, Suffolk Square, Cheltenham, GL50 2DY

£350,000 Freehold

A charming 2 bedroom, mews style, coach house with allocated parking in this highly sought after location.

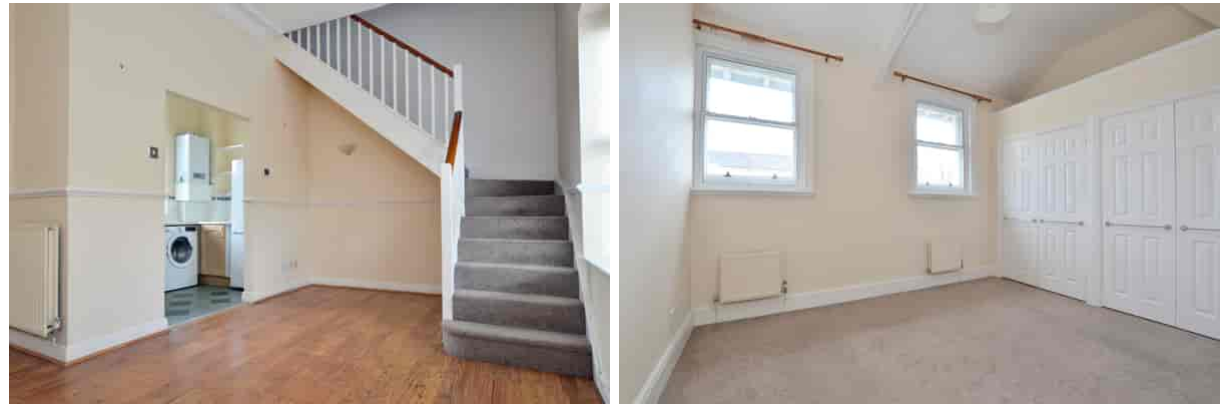
NO ONWARD CHAIN • grade II listed • entrance hall • living/dining room • kitchen • 2 bedrooms • upstairs bathroom • paved terrace • allocated parking space • gas fired central heating • sought after location

Description

Hidden away within the grounds of Montpellier House, a highly sought after Grade II listed building, is this charming 2 bedroom mews house. The well maintained accommodation comprises a welcoming entrance hall, a living/dining room with high ceilings, dual windows, and an opening into the fitted kitchen which has a range of storage cupboards, appliance space and a large sash window overlooking the front aspect. Upstairs, there are 2 good size bedrooms with built-in storage, and a bathroom with a white suite. Outside, there is a small paved terrace and an allocated parking space for 1 car (situated to the front of the property). The property further benefits from gas central heating and is offered for sale with no onward chain.

Cheltenham Borough Council - Tax Band C. AGENTS NOTE:

There is a service charge of approx. £794.70 per year, payable half yearly in January and July.

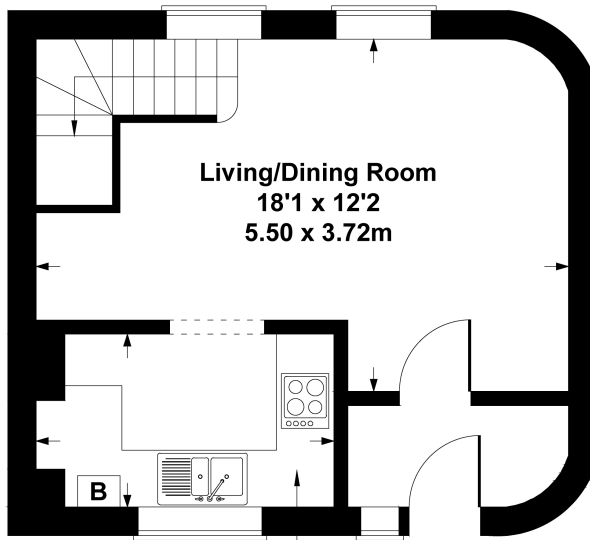
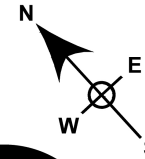




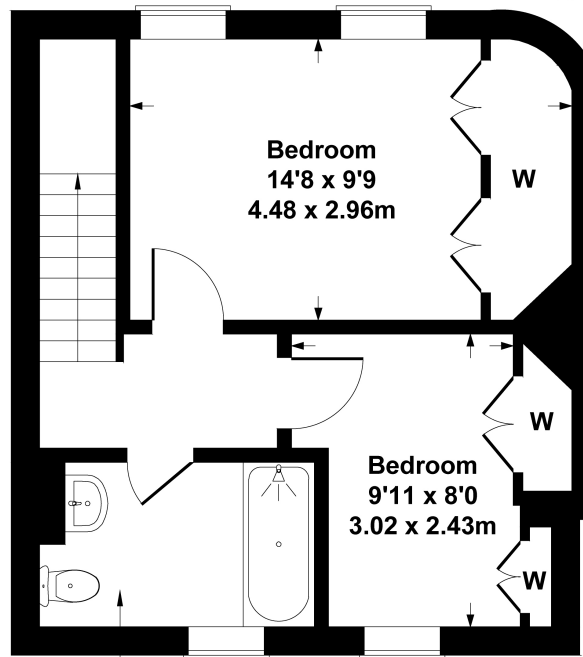
Situation

Montpellier House is situated in a premier central location, just a short walk from the town centre, The Suffolks and Bath Road shopping area. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

23 Montpellier House
 Approximate Gross Internal Area
 667 sq ft - 62 sq m



GROUND FLOOR

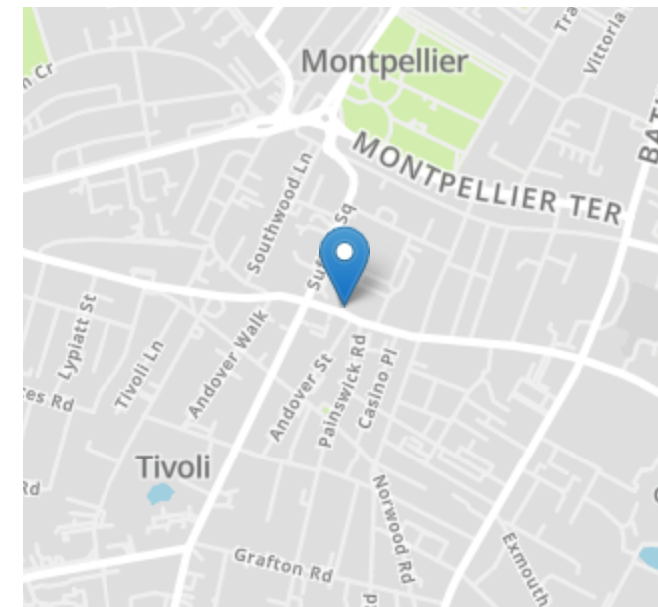


FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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