



Montpellier

 Nick
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ESTATE AGENTS

Montpellier

Montpellier Spa Road, Cheltenham, GL50 1UL

Guide Price £400,000 Leasehold Share of Freehold

A 2 bedroom, raised ground floor apartment with its own private garden and secure parking, overlooking Montpellier Gardens.

NO ONWARD CHAIN • reception hall • living/dining room • kitchen • 2 bedrooms • 2 shower rooms • private garden • secure underground parking space • wonderful outlook • video security entry system • gas central heating

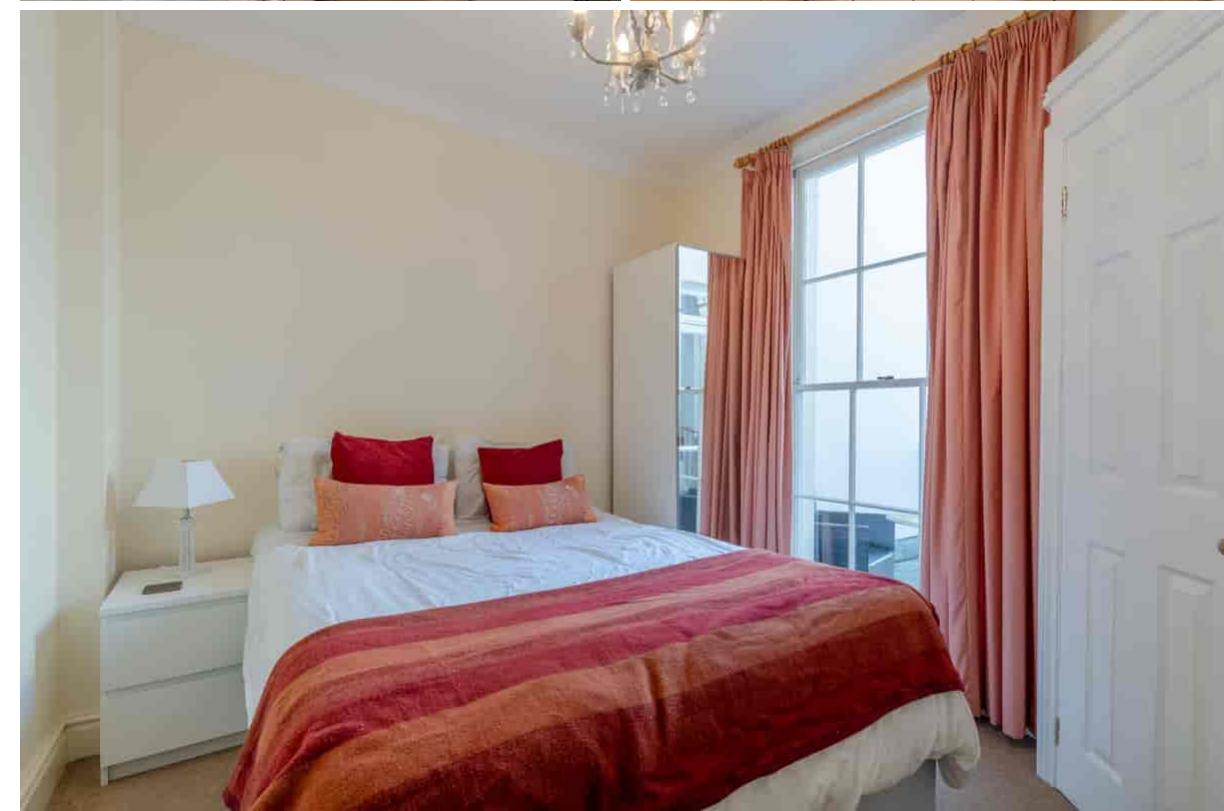
Description

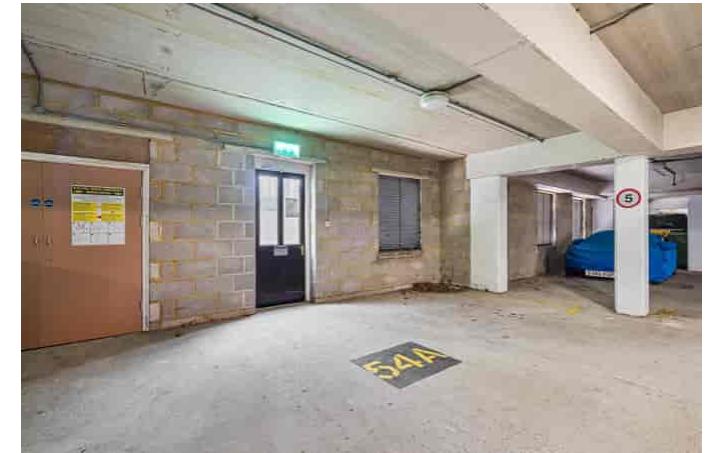
Situated in this iconic Cheltenham terrace overlooking Montpellier Gardens, and just a few hundred yards from the Promenade, this raised ground floor apartment benefits from its own private garden, and is offered for sale with no onward chain. The accommodation includes a secure communal entrance, reception hall, an open plan living/dining room with a glorious south facing aspect, and a separate kitchen with a range of integrated appliances. There are 2 double bedrooms and 2 shower rooms, the master with en suite, fitted wardrobes and double doors to the rear garden. Outside, there is a 2 tiered town garden with gated pedestrian rear access, and a secure undercroft parking space for 1 car. The property further benefits from gas central heating and a video security entry system.

Further Information:

Lease 999 years as of 1995 - Share of Freehold. **Service Charge** Approx. £2136.38 per year. **Freeholder** Montpellier Apartments (Cheltenham) Management Company Limited. **Pets** Permission with written consent from management company. **Short Term Lets** Not Permitted. **Management Company** Cambray Property Management Limited.

Local Authority Cheltenham Borough Council. **Tax Band** E. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



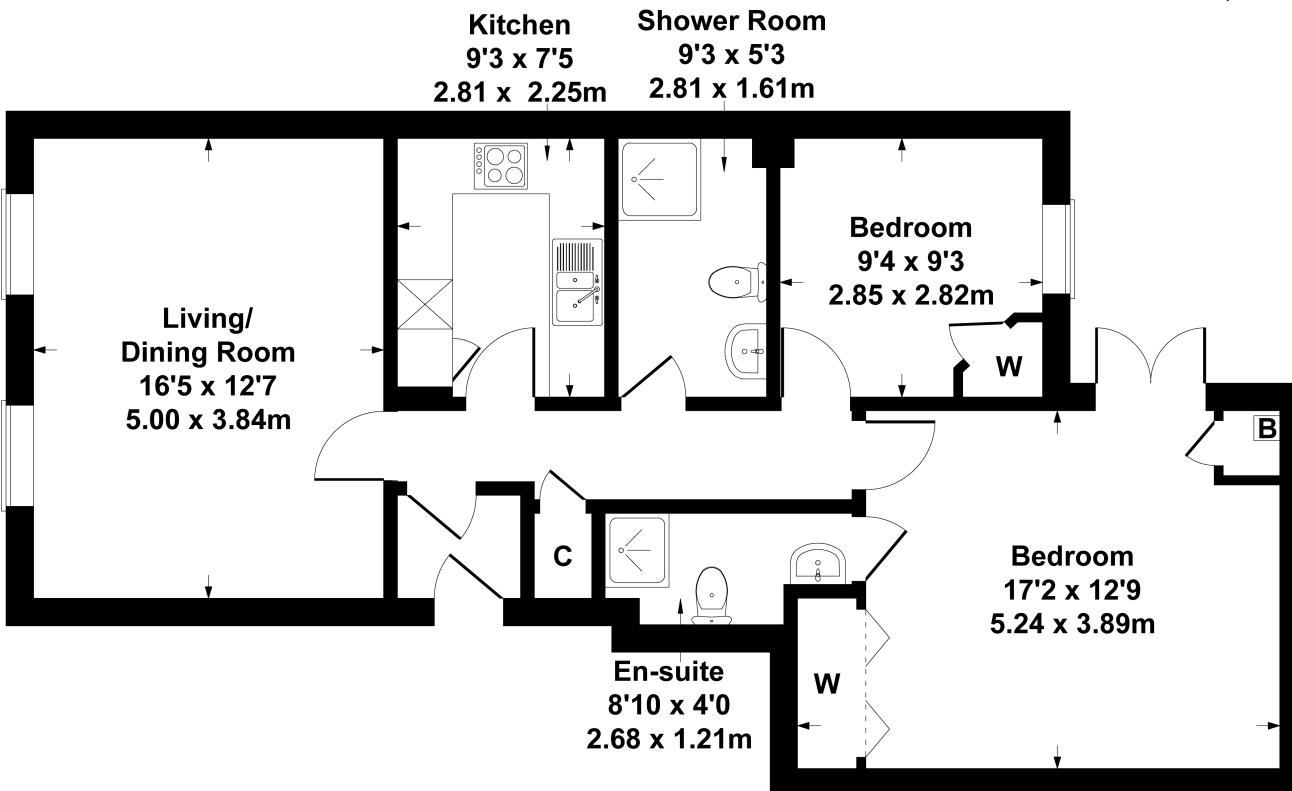


Situation

Situated in the heart of Montpellier, yards from the fashionable bars, restaurants, boutiques, and parks. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

54A Montpellier Spa Road

Approximate Gross Internal Area
House : 753 sq ft - 70 sq m



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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		