



Carrick Court



8 Carrick Court

Lypiatt Road, Montpellier, Cheltenham, GL50 2QJ

Guide Price £399,950 Leasehold

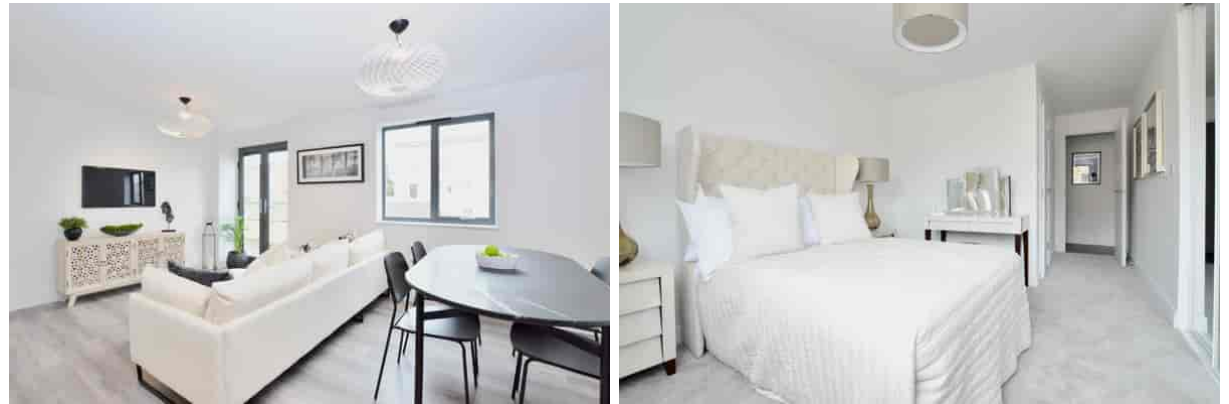
A luxury 2 bedroom, 2 bathroom, first floor apartment with an allocated parking space, on one of Cheltenham's most sought after roads in the heart of Montpellier.

NO ONWARD CHAIN • reception hall • kitchen/dining/living room • 2 double bedrooms • 2 bath/shower rooms • underfloor heating throughout • allocated parking • electric car charger point • 10 year ICW warranty • 250 year lease

Description

Carrick Court is an impressive Grade II listed villa, which has been sympathetically converted into 11 luxury apartments by the award winning Cape Homes. Most recently used as commercial premises, Apartment 8 forms part of the building's rear wing, which was added in 2003. Each of these high quality apartments offers fantastic open plan kitchen/living space with quality integrated appliances, and 2 double bedrooms, most with fitted wardrobes and all with 2 bath/shower rooms. All apartments come with Quartz kitchen worktops, Bosch appliances, boiling water kitchen taps, wet system underfloor heating throughout, allocated parking, electric car charging points, and a 10 year ICW new build warranty. Apartment 8, is on the first floor and benefits from a wonderful Juliet balcony, a superb kitchen/living/dining area, and allocated parking for 1 vehicle. Agent's note - photos shown are from the 'show flat'.

Cheltenham Council Borough Tax Band - TBC; Lease - 250 years from 2022; Service Charge - £1877; Please note a reservation fee is required to secure the property.

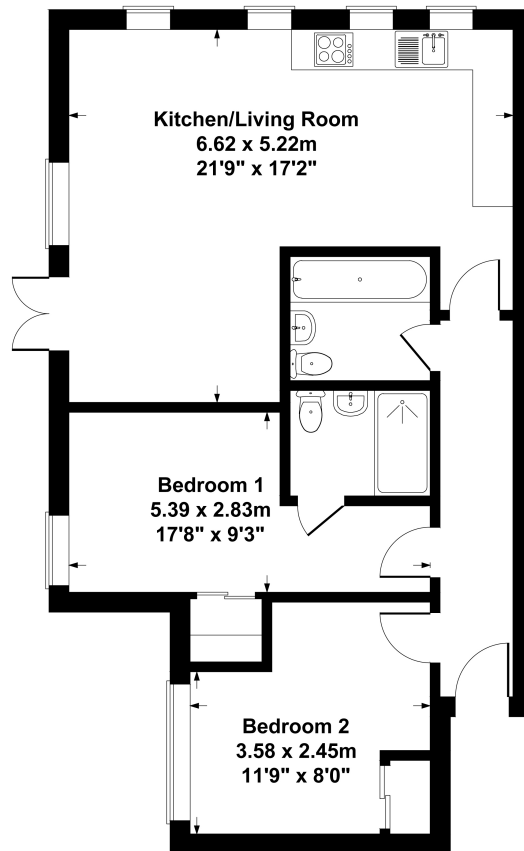




Situation

Lypiatt Road is a premier central location situated in the heart of Montpellier, yards from the fashionable bars, restaurants, boutiques, and parks also being close to both Cheltenham College and Cheltenham Ladies College. 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.

Approximate Gross Internal Area
72 sq. metres (775 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(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	

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