



Suffolk Square

 Nick
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ESTATE AGENTS

Suffolk Square

Montpellier House, Suffolk Square, Cheltenham, GL50 2DY

£319,950 Leasehold

An impressive 2 bedroom, lower ground floor apartment forming part of this fine period building just a few moments from Montpellier.

APPROX. 1300 SQUARE FEET • reception hall • large living/dining room • kitchen/breakfast room • 2 double bedrooms • 2 bath/shower rooms • allocated parking space • communal gardens • gas central heating

Description

A really good size 2 bedroom apartment, extending to approx. 1300 square feet and situated within this handsome Grade II listed building. The very well presented accommodation includes a communal entrance shared with just one other apartment, reception hall, a magnificent living/dining room with feature fireplace, kitchen/breakfast room with a range of integrated appliances, 2 double bedrooms, and 2 bath/shower rooms (the master bedroom with en suite). Outside, there is an allocated parking space and beautifully tended communal gardens.

Further Information:

Lease 150 Years from 1986. **Freehold** Owned by Montpellier House Management Company Ltd. **Service Charge** Currently £5000/year. **Pets** By consent of the Management Company (Young & Gilling).

Local Authority Cheltenham Borough Council. **Tax Band** D. **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.



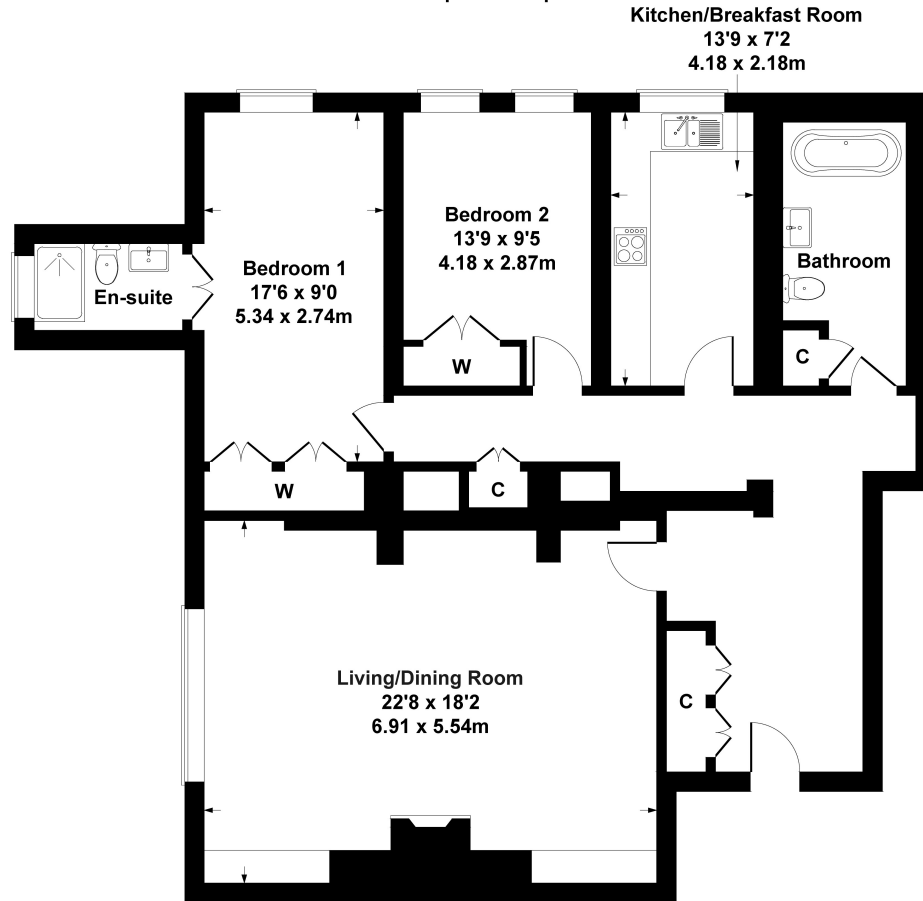


Situation

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.

1 Montpellier House

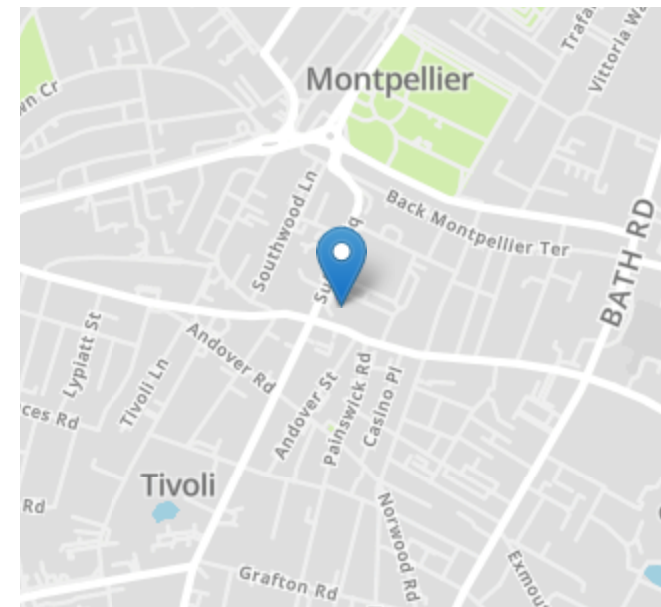
Approximate Gross Internal Area
1292 sq ft - 120 sq m



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		
(69-80) C		75
(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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