



Montpellier

 Nick  
**GRIFFITHS**  
ESTATE AGENTS

# Montpellier

Langton Court, Montpellier Terrace, Cheltenham, GL50 1AD

£219,950 Leasehold

A beautifully presented one bedroom apartment with its own private courtyard garden, situated in the heart of Montpellier and a few moments from the town centre.

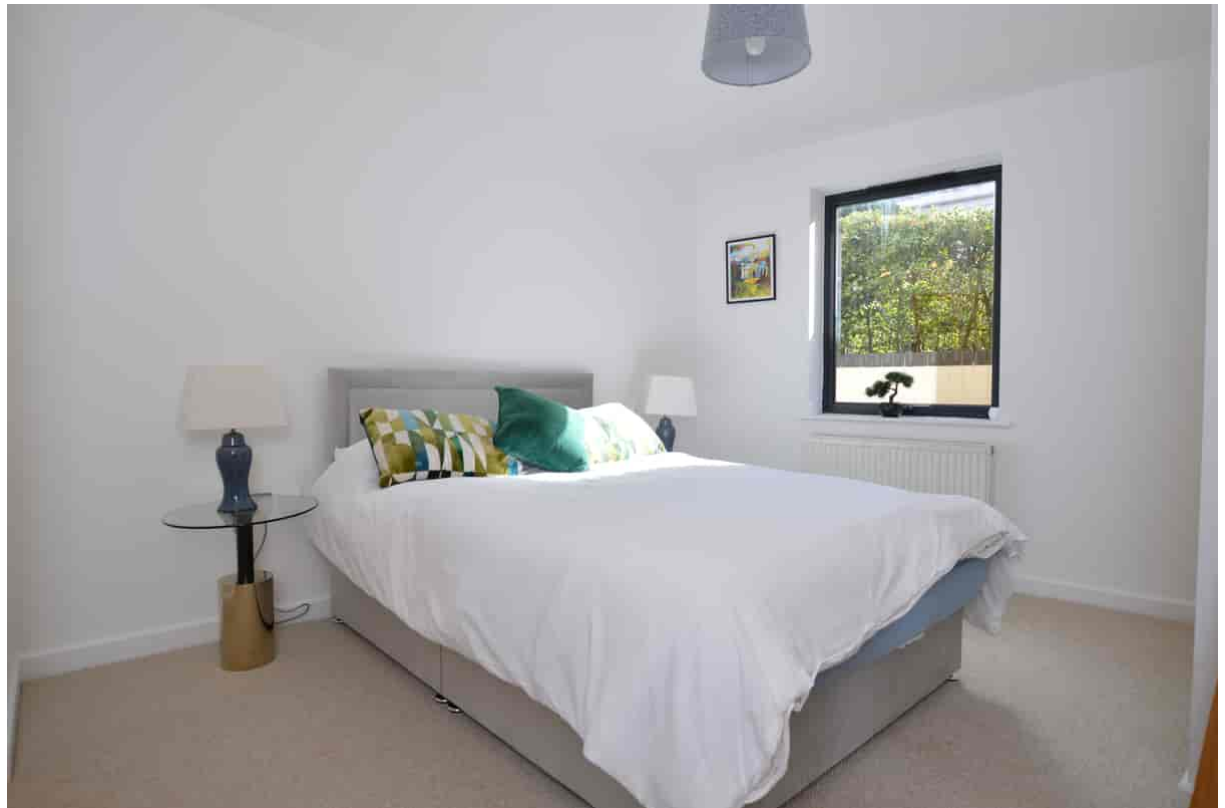
NO ONWARD CHAIN • entrance hall • open plan living/dining/kitchen area • double bedroom • en suite bathroom • cloakroom • private south facing courtyard • double glazing • electric heating • secure entry phone system • residents permit parking

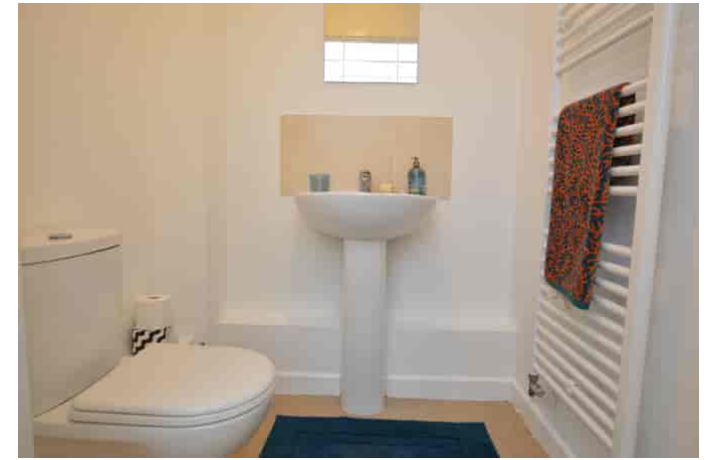
## Description

A very well presented purpose built apartment, situated in this prime central location. The accommodation which has been recently redecorated and recarpeted includes an entrance hall, cloakroom, open plan living/dining/kitchen area with bi-folding doors to the garden, and a double bedroom with en suite bathroom and large walk-in wardrobe. The apartment further benefits from electric heating, double glazing, a lovely enclosed south facing courtyard garden, and is offered for sale with no onward chain.

## Further Information:

**Lease** 999 years from January 2008. **Service Charge** £1200 per year. **Ground Rent** Peppercorn, but not claimed. **Freeholder** Langton Court Management Company. **Management Company** Cambray Property Management LTD. **Sinking Fund** £16,770. **Short Term Lets** No. **Pets** No. **Local Authority** Cheltenham Borough Council. **Tax Band** B. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Electric. Purchasers should carry out their own investigations regarding the suitability of these services.



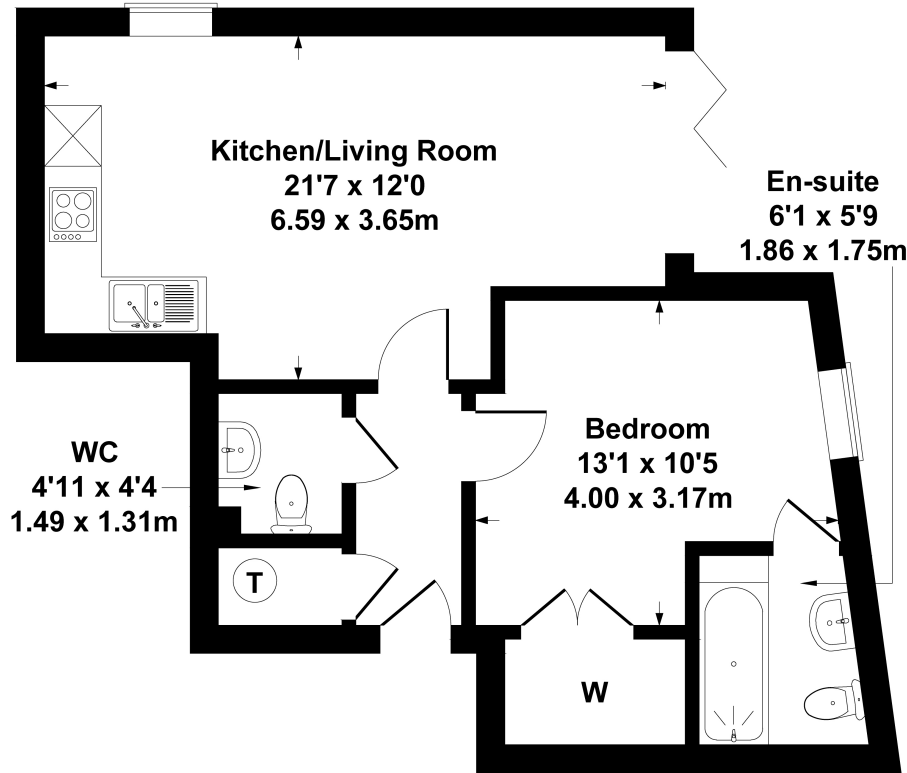
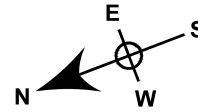


### **Situation**

Situated in the heart of Montpellier, yards from the fashionable bars, restaurants, boutiques, and parks. Cheltenham is a vibrant Regency town, 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.

# Flat 1 Langton Court

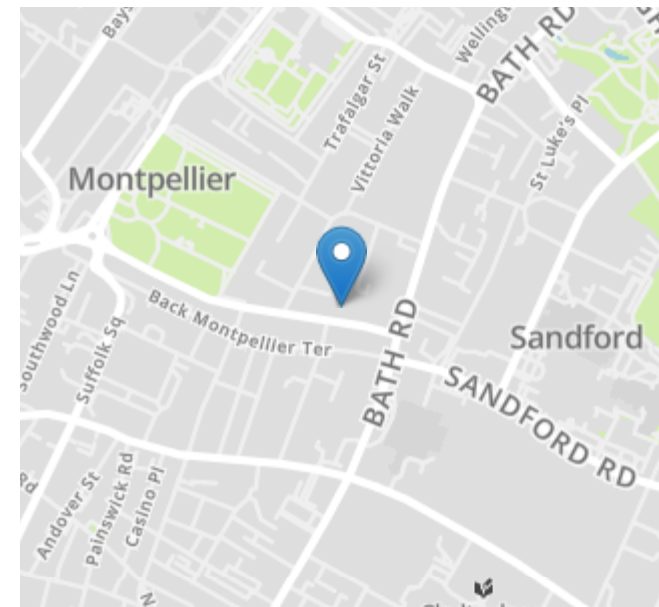
Approximate Gross Internal Area  
495 sq ft - 46 sq m



## 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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