



Montpellier



**Nick
GRIFFITH**
ESTATE AGENTS

Montpellier

9 Montpellier Parade, Cheltenham, GL50 1UA

Offers In Excess Of £350,000 Leasehold Share of Freehold

A 2 bedroom, lower ground floor, apartment with residents parking and communal garden, situated close to Montpellier Gardens and the Promenade.

NO ONWARD CHAIN • reception hall • living/dining room • kitchen • 2 double bedrooms • bathroom • residents parking • communal garden • gas central heating • approx. 900 square feet • private entrance • grade II listed

Description

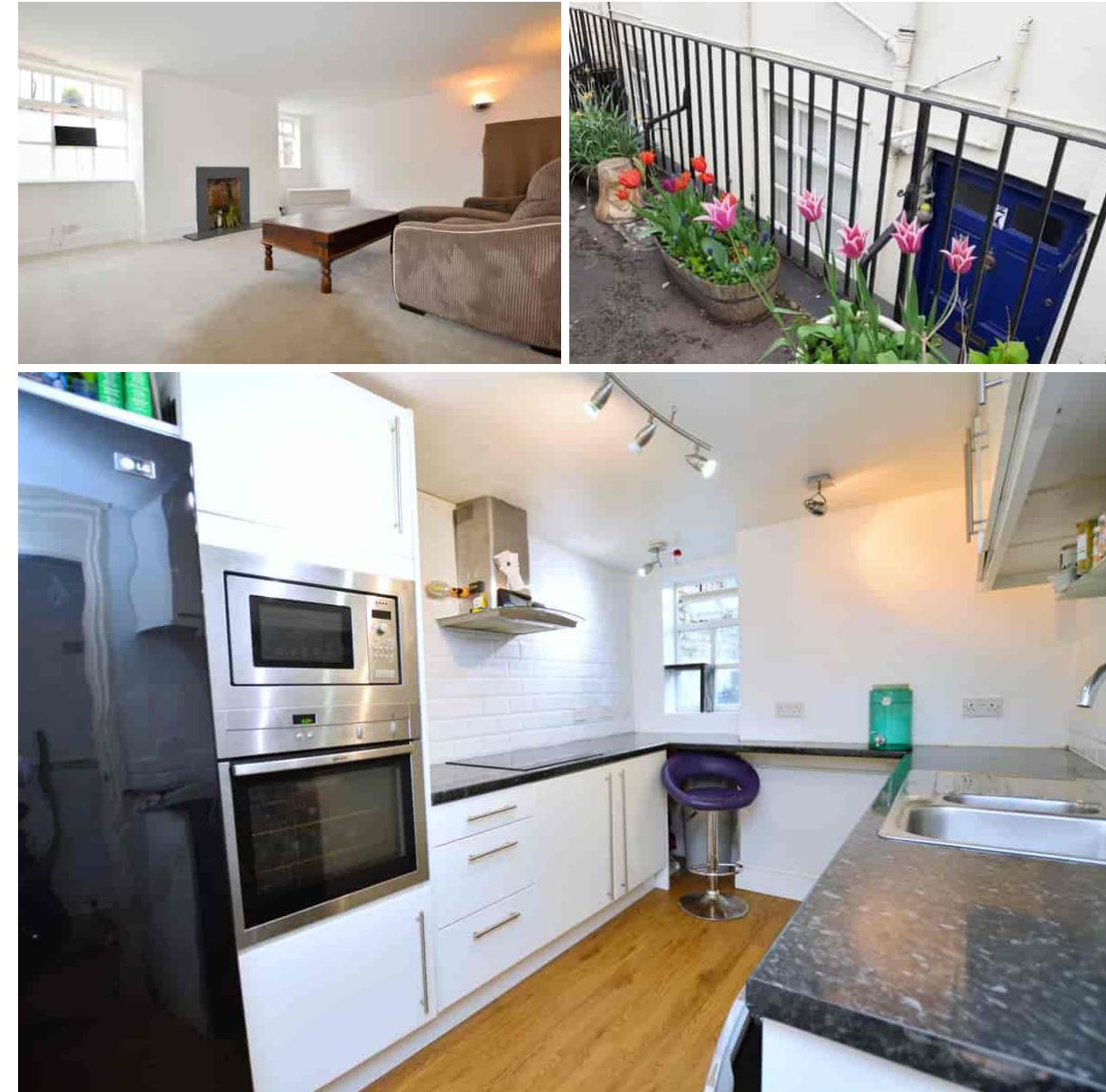
A good size period apartment, extending to approx. 900 square feet, in this attractive villa within the heart of Montpellier. The well presented accommodation includes a reception hall, living/dining room, kitchen, 2 double bedrooms both with fitted wardrobes, and a bathroom. Outside, there is a gravelled parking and turning area allocated for the residents, and a well tended communal garden. The apartment further benefits from its own private entrance, gas central heating, and is offered for sale with no onward chain.

Further Information:

Lease 999 years from September 1976 with share of freehold. **Service Charge** £200 per calendar month. **Freeholder** Montpellier Parade (Services) Ltd. **Management Company** Young & Gilling.

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

Video Tour available on request.





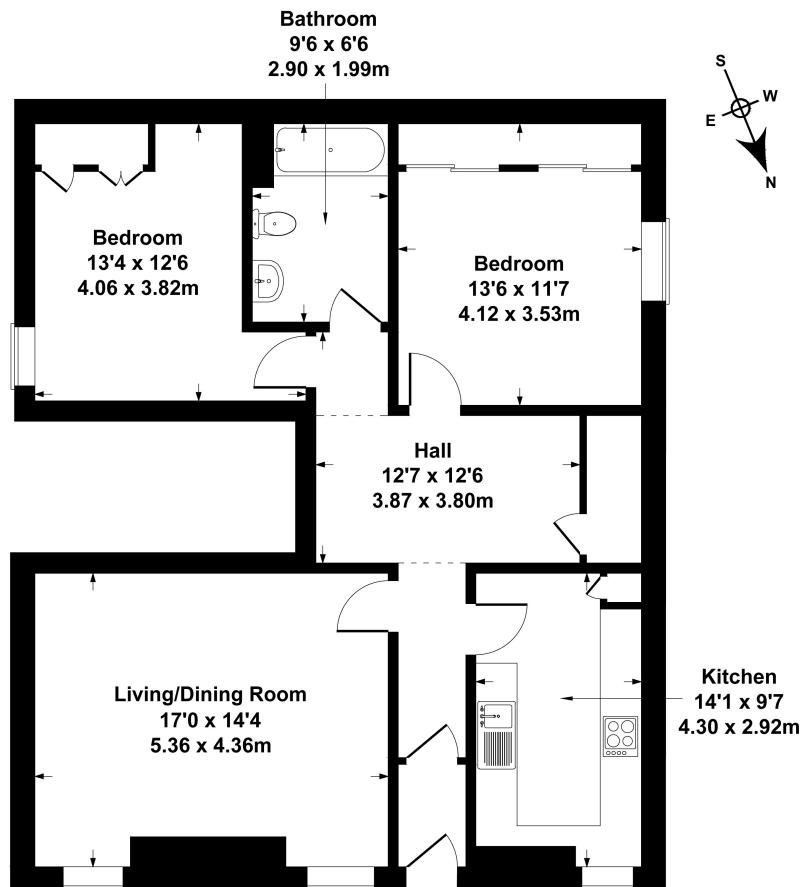
Situation

Situated in the heart of Montpellier, yards from the fashionable bars, restaurants, boutiques, and parks, and also close to both Cheltenham College and Cheltenham Ladies College. 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.

F7 9 Montpellier Parade

Approximate Gross Internal Area

926 sq ft - 86 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.

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