



Montpellier



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Montpellier Court, Lansdown Road, Montpellier, Cheltenham, GL50 2HT

£169,950 Leasehold Share of Freehold

A very well presented, Grade II listed, first floor, 1 bedroom, apartment with residents parking situated in the heart of Montpellier.

NO ONWARD CHAIN • entrance hall • open plan kitchen/living/dining area • double bedroom • shower room • residents parking • communal garden • electric heating • security entry phone system

## Description

A 1 bedroom apartment, situated on the first floor of this attractive Grade II listed building. The accommodation includes an entrance hall, open plan kitchen/living/dining area with feature electric fire, double bedroom, and a recently upgraded shower room. Outside, there is a communal garden and residents parking. The property further benefits from electric heating, security entry phone system, and is offered for sale no onward chain.





## Situation

A premier central location, situated in the heart of Montpellier, yards from the fashionable bars, restaurants including the world famous Ivy restaurant, boutiques, and Montpellier Park. Also 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.

## Further Information:

**Lease** 125 years from January 2010 - Share of Freehold.

**Service Charge** £160 per month (reviewed annually).

**Ground Rent** £1.00 (not collected).

**Freeholder** Montpellier Court (Cheltenham) Ltd.

**Management Company** Young & Gilling.

**Pets** By permission of the managing company.

**Lets** No short term lets, letting permitted 1 in every 3 years.

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

**Electricity** Mains. **Water** Mains. **Sewerage** Mains.

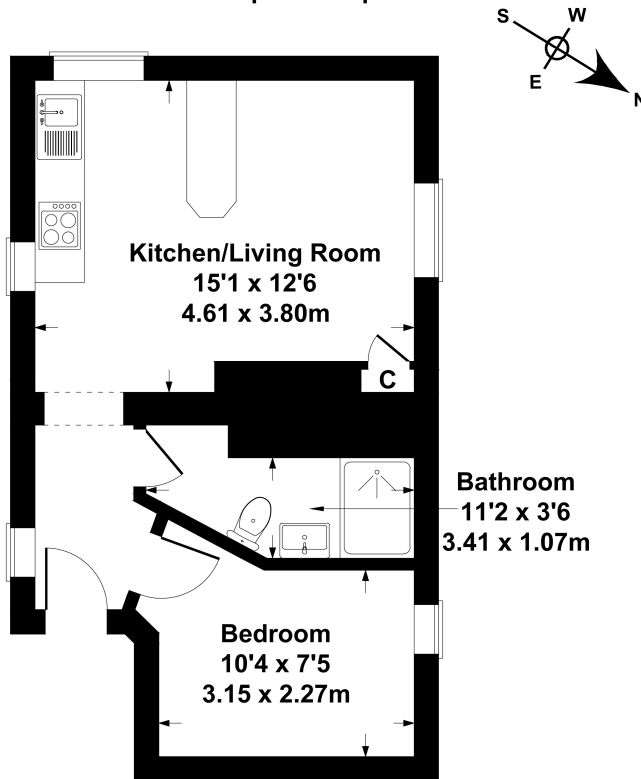
**Heating** Electric Heating.

Purchasers should carry out their own investigations regarding the suitability of these services.

**AGENTS NOTE** Montpellier Court has a scheduled improvement programme. Apartment 14 has agreed to pay their share of the levy from the proceeds of the sale (£17,000).

# Flat 14 Montpellier Court

Approximate Gross Internal Area  
376 sq ft - 35 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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