



Montpellier



Nick
GRIFFITH
ESTATE AGENTS

The logo for Nick Griffith Estate Agents features a green house icon with a white 'G' inside, followed by the name 'Nick GRIFFITH' in a bold, sans-serif font, and 'ESTATE AGENTS' in a smaller font below it.

Montpellier

Queens Parade, Cheltenham, GL50 3BB

£325,000 Leasehold

An impressive character filled, first floor, period, apartment with access to a lovely balcony situated in the heart of Montpellier.

NO ONWARD CHAIN • approx. 800 square feet • entrance hall • magnificent living/dining room • kitchen • double bedroom • bathroom • access to balcony • communal garden • residents parking • grade II listed

Description

A 1 bedroom period apartment situated in this iconic Grade II listed terrace, enjoying a wonderful tree lined outlook just yards from Montpellier and the Promenade. The spacious accommodation includes a kitchen; magnificent open plan living/dining room with lovely high ceilings, full depth sash windows, ceiling cornices and feature fireplace; a double bedroom; and a bathroom with shower over the bath. Outside, there are communal gardens at the rear, access to a wrought iron railed balcony, and residents parking.

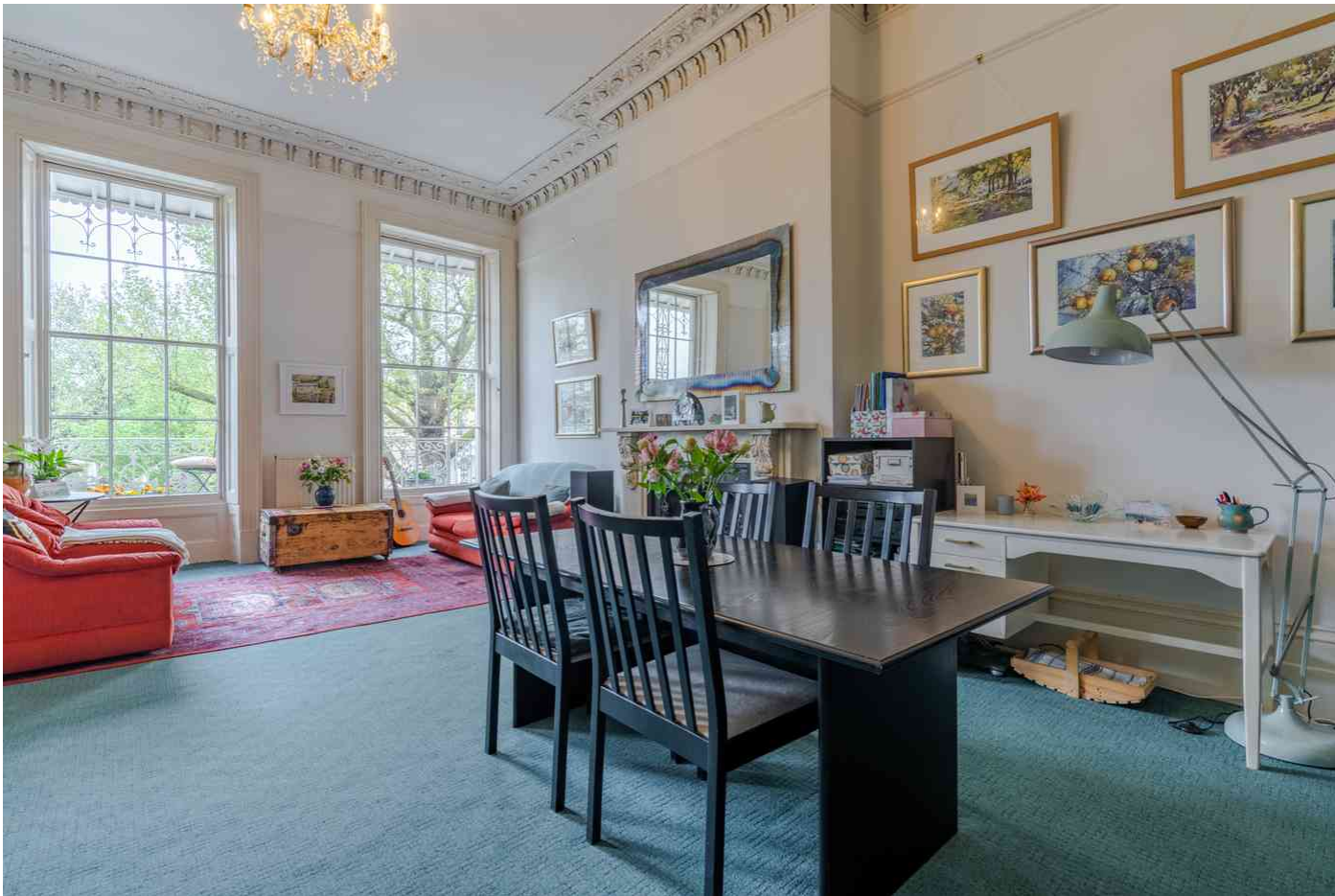
Further Information:

Lease 999 years from June 1985 - Share of Freehold. **Service Charge** £95 per month (last reviewed in 2023). **Freeholder** Drawbell Property Management Limited. **Pets** No. **Short Term Lets** No.

Local Authority Cheltenham Borough Council. **Tax Band** B. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating - Boiler is no longer working. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

Agents Note The property is now vacant.



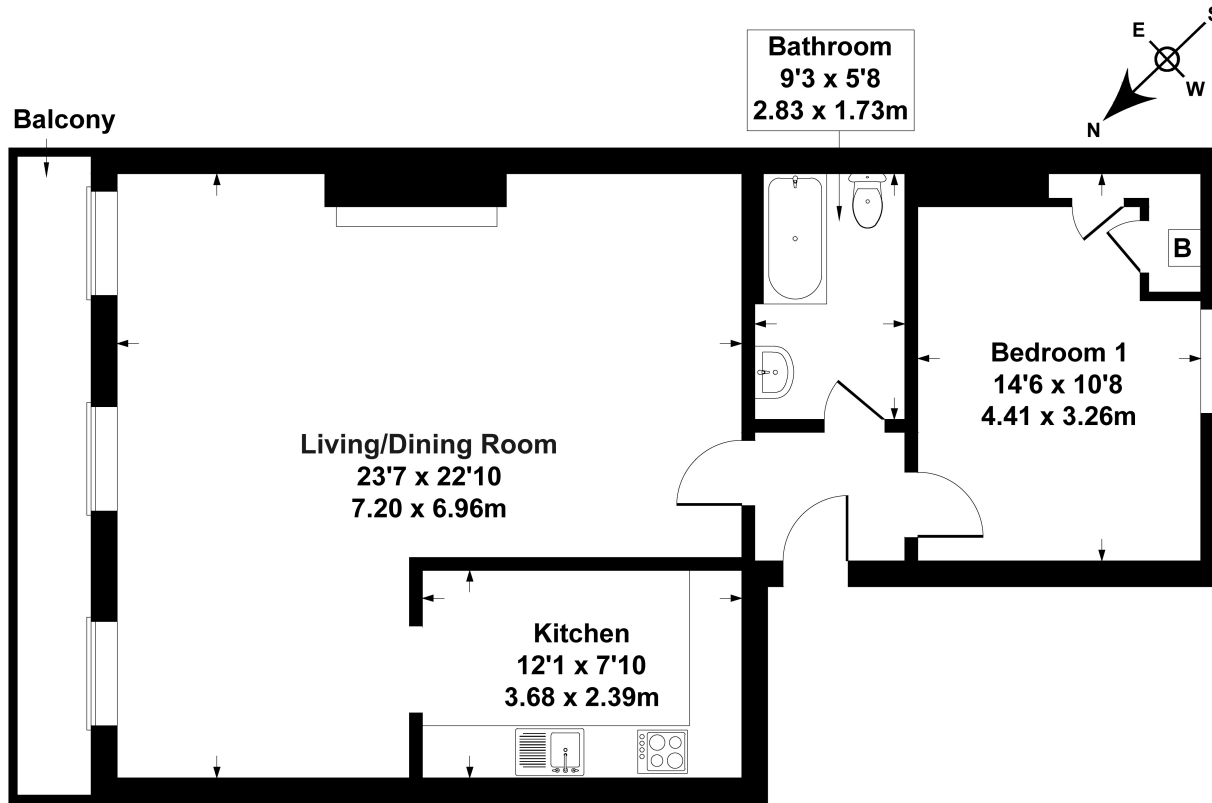


Situation

A premier central location, situated in the heart of Montpellier, yards from Montpellier Park, boutiques, and fashionable bars and restaurants including the world famous Ivy restaurant. 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. The town also plays host to the music, jazz, science, and literature festivals.

Flat 4, 8 Queens Parade

Approximate Gross Internal Area
797 sq ft - 74 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

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.