



Montpellier

MONTPELLIER COURT  
NO. 10

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Montpellier

Montpellier Court, Lansdown Road, Cheltenham, GL50 2HT

£177,950 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.**

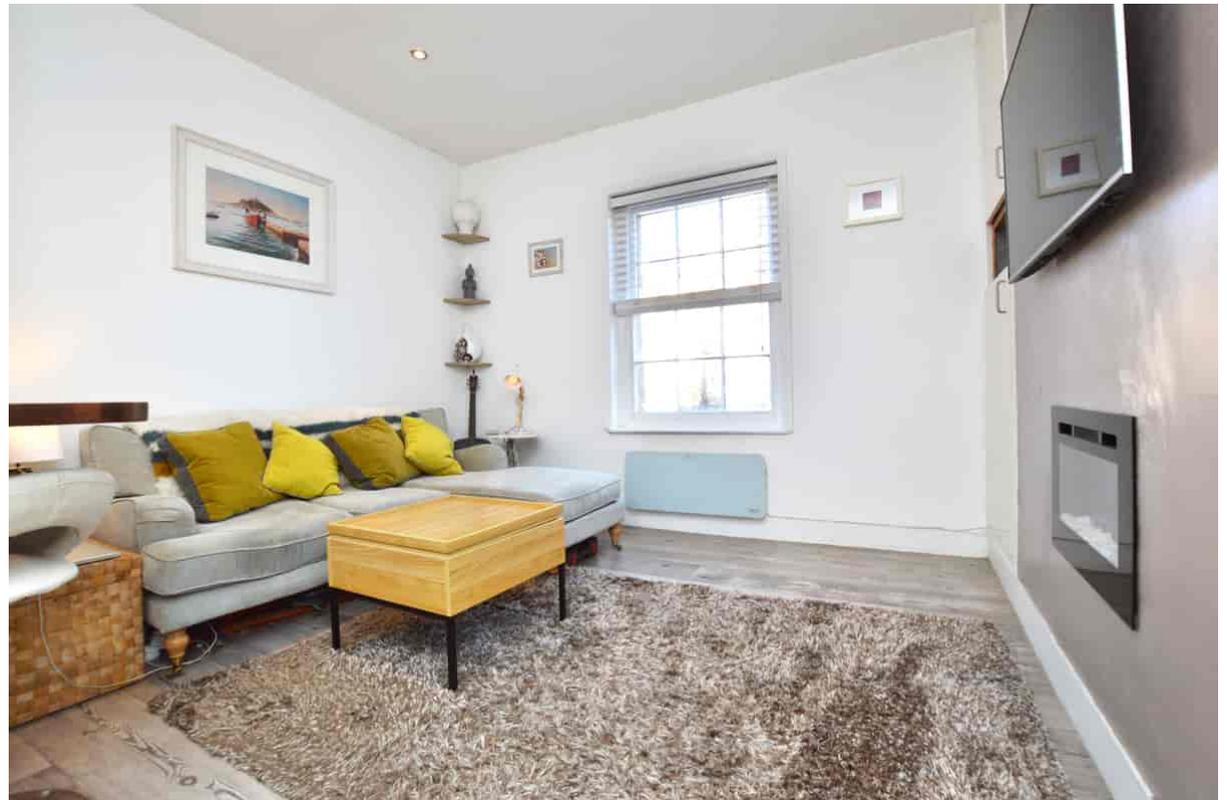
NO ONWARD CHAIN • entrance hall • open plan kitchen/living/dining area • double bedroom • shower room • residents parking • communal garden • electric heating • security entry phone system

## 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. Cheltenham Borough Council - Tax Band A.

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).

Service Charge is currently - £160 per month (reviewed annually); Ground Rent - £1.00 (not collected); Lease (Share of Freehold) - 125 years as of 2010; Pets - by permission of the managing agents (Young & Gilling). No short term lets, letting permitted 1 in every 3 years.



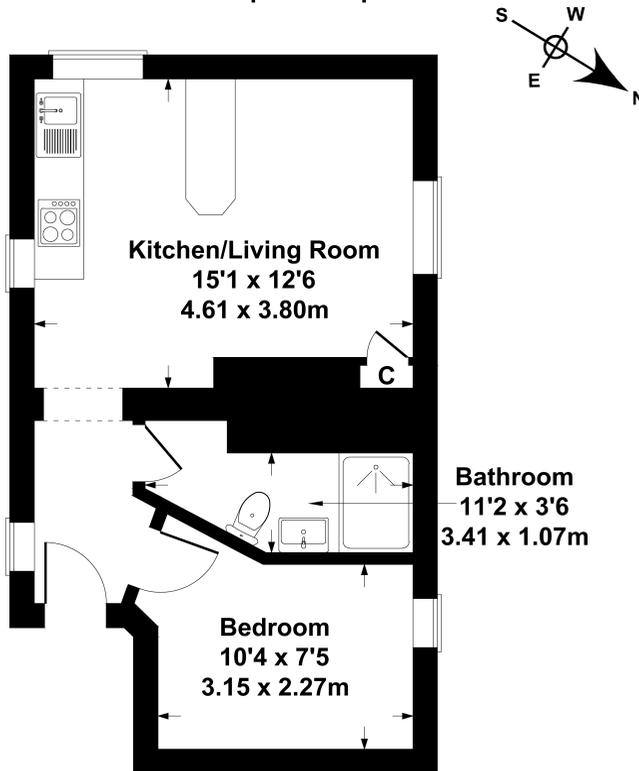


### Situation

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.

# 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.

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.