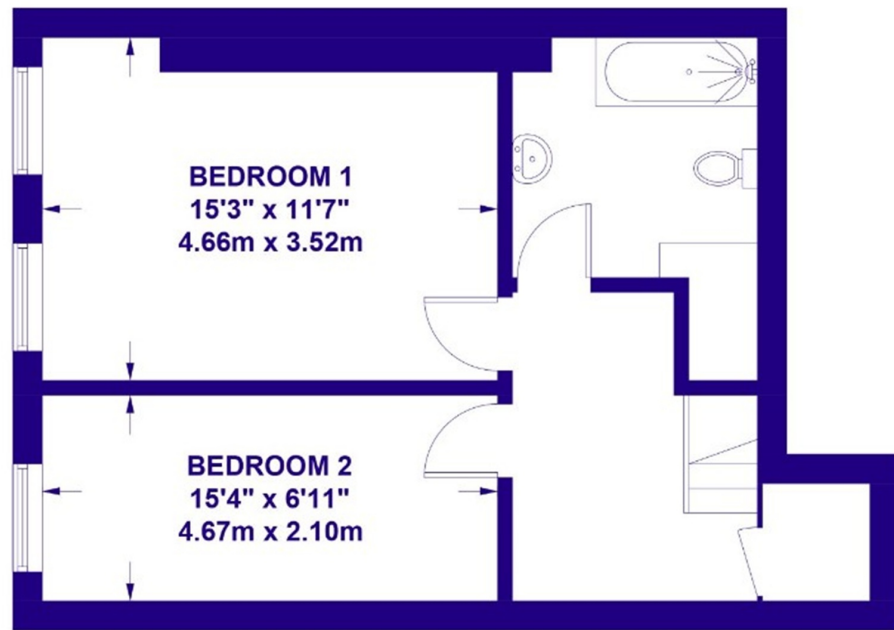


Approximate Gross Internal Area = 75.2 sq m / 809 sq ft



FIRST FLOOR



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Errington Smith Sales & Lettings

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- f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
- g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Flat 1 2 Montpellier Spa Road, Montpellier, Cheltenham, Gloucestershire GL50 1UL

A delightful and well-presented two-bedroom duplex ground and first floor apartment located in a marvellous central location with lovely views over Montpellier Gardens and beyond.

Residential Sales | Lettings | Property Management

01242 575805 www.erringtonsmith.com 107 Promenade Cheltenham Gloucestershire GL50 1NW

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GL50 1UL**

A delightful and well-presented two-bedroom duplex ground and first floor apartment located in a marvellous central location with lovely views over Montpellier Gardens and beyond. Offered in good decorative order, with some character features, its generously proportioned accommodation, over two floors, comprises in brief an open plan living room that opens into a modern fitted kitchen, two well-sized bedrooms and a family bathroom. Further benefits of this unique property, found towards the very heart of stylish Cheltenham include gas fired central heating, a communal courtyard garden and shared basement storage. Council Tax Band -B. Lease 95 years remaining. Current ground rent £10 per annum (not subject to review). Current service charge £800 per annum (reviewed annually).



Directions

Leave Cheltenham town centre via the Promenade towards Montpellier Walk and just before reaching the Montpellier Gardens, Montpellier Spa Road and the property can be found immediately before it on the left-hand side.

Price:
£320,000

Tenure:
Leasehold

Contact:
Enrique Mena