

Montpellier



Montpellier

One Lypiatt, Lypiatt Drive, Cheltenham, GL50 2QP

£325,000 Leasehold

A beautifully presented double bedroom, upper ground floor apartment, forming part of this handsome Grade II listed building in the heart of Montpellier.

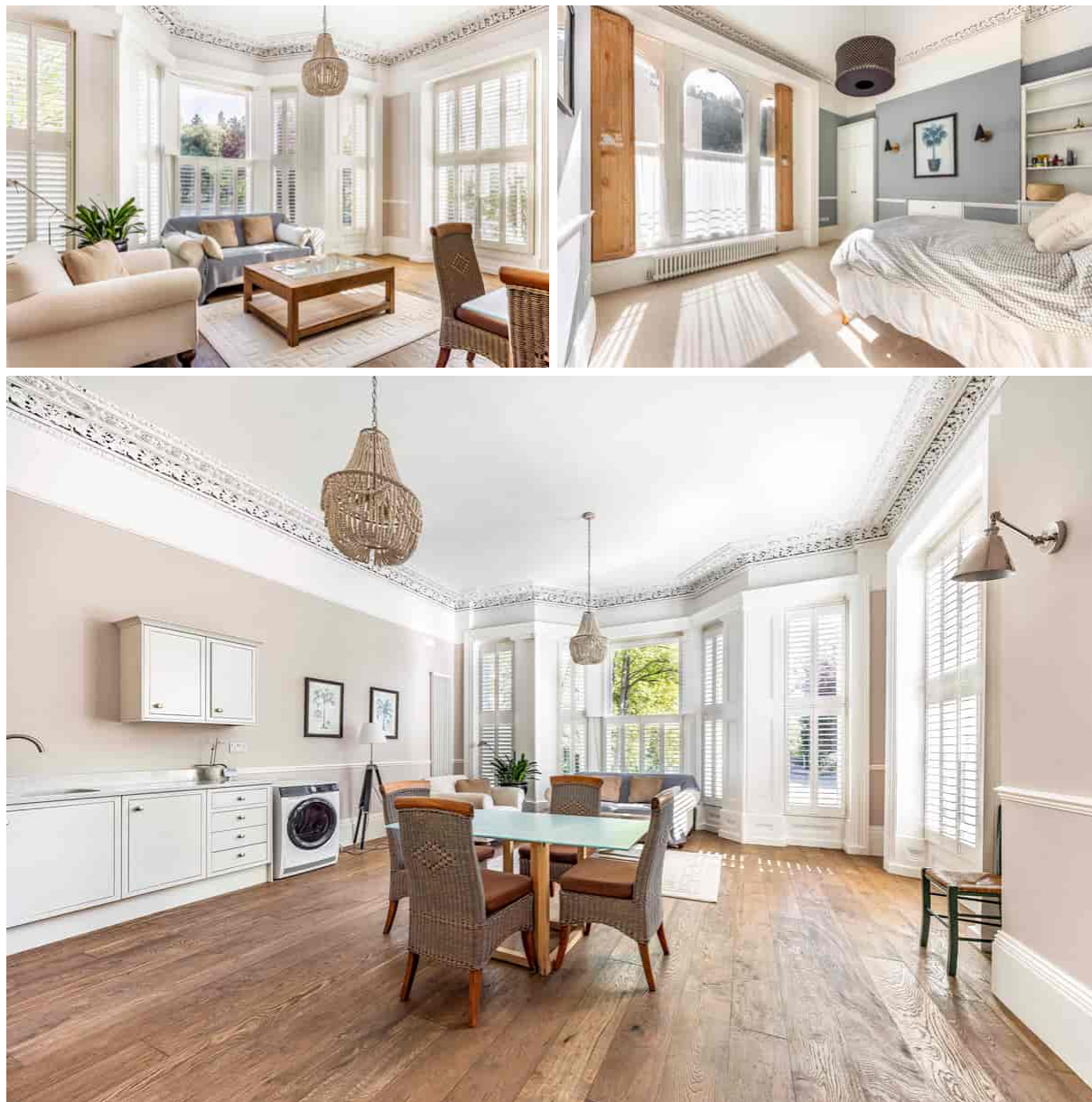
NO ONWARD CHAIN • entrance hall • 21ft kitchen/dining/living room • double bedroom • shower room • allocated parking • communal gardens • grade II listed building

Description

One Lypiatt is a Landmark Grade II listed building, which in recent years has been converted into 13 luxury apartments. Apartment 4 is situated on the ground floor on the left hand side of the building. The light and spacious accommodation provides contemporary living whilst retaining character and charm throughout. The beautifully presented accommodation includes a secure communal entrance, and an impressive open plan living/dining/kitchen area of c. 21ft, offering the perfect space for entertaining, featuring full length sash windows with bespoke shutters, high ceilings with ornate cornicing, and a stylish kitchen equipped with a range of contemporary wall and base units as well as integrated appliances. The double bedroom includes a beautiful window with wooden shutters, a built-in wardrobe, and a utility cupboard. There is also a modern shower room. The apartment further benefits from an allocated parking space, a southwest facing communal garden, and is offered for sale with no onward chain.

Further Information:

Lease 250 years from January 2019. **Service Charge** £1867.08 per year. **Ground Rent** £300 per year (reviewed annually). **Building Insurance** £756.00 per annum. **Freeholder** Sinclair Gardens Investments (Kensington) Limited. **Management Company** First Management Ltd (t/a Hurst Managements). **Pets** Permitted with consent from the management company. **Local Authority** Cheltenham Borough Council. **Tax Band** C. **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.





Situation

Lypiatt Drive is a premier central location 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, 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 One Lypiatt

Approximate Gross Internal Area = 67.9 sq m / 731 sq ft

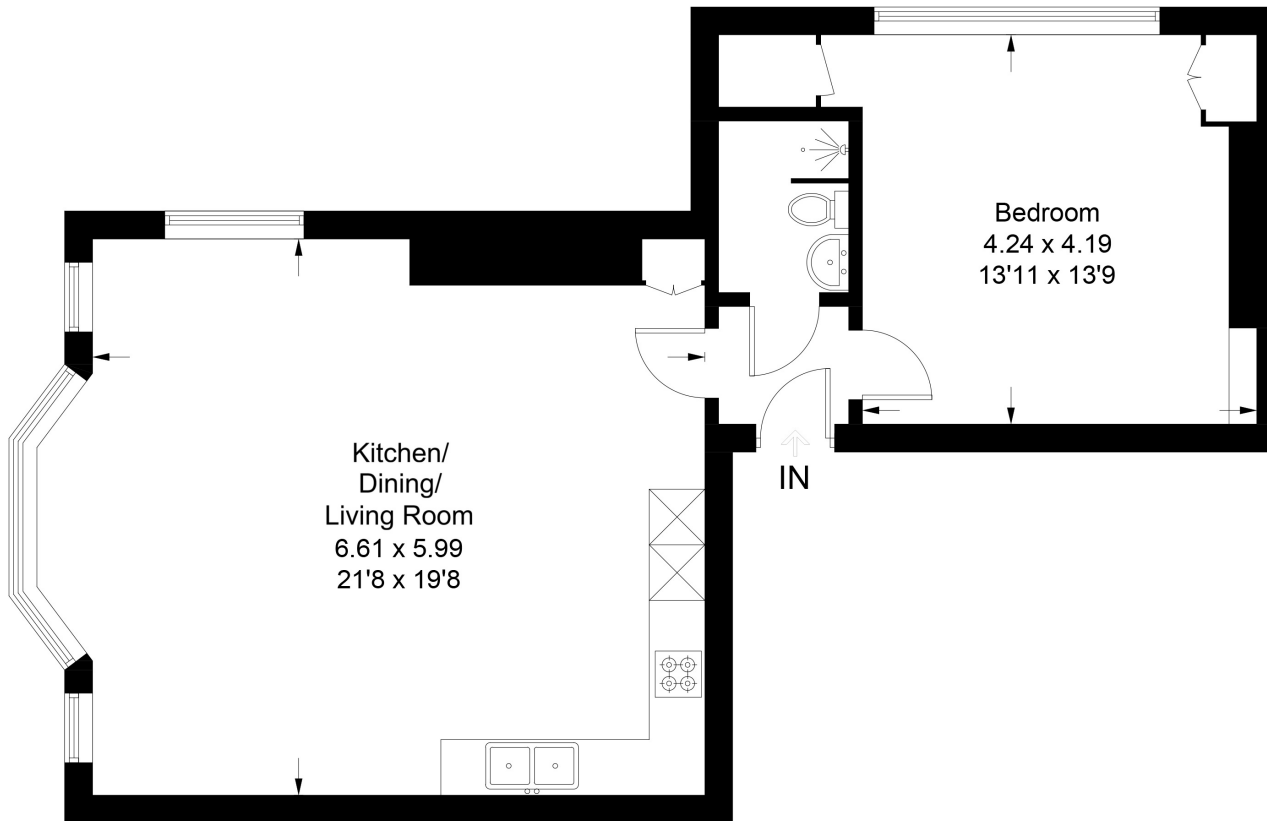
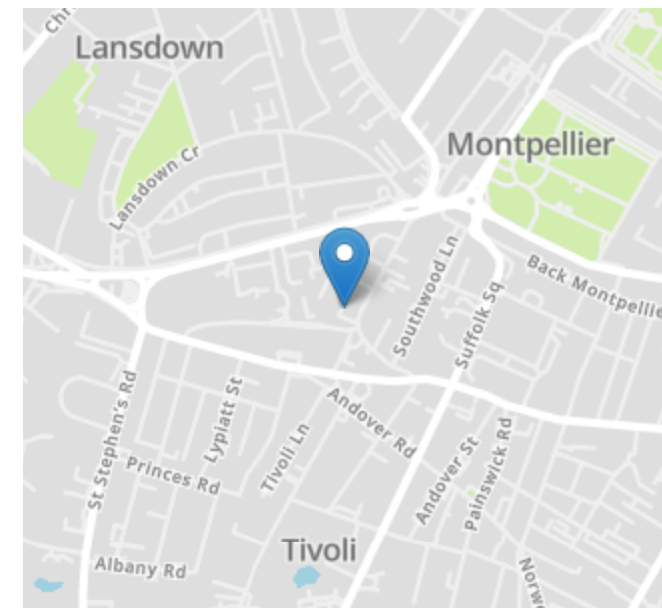


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1238417)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.