



Montpellier Drive



Nick

GRIFFITH

ESTATE AGENTS

Montpellier Drive

Regent House, Montpellier Drive, Cheltenham, GL50 1TX

£185,000 Leasehold

A one bedroom garden apartment, situated just a few hundred yards from Montpellier and offered for sale with no onward chain.

NO ONWARD CHAIN • living room • kitchen/dining room • double bedroom • shower room • store room • courtyard garden • communal garden • security entry system • residents permit parking • Grade II listed

Description

A Grade II listed garden apartment, situated in this prime central location. The very well presented accommodation includes a living room, impressive kitchen/dining room with a range of appliances, useful store room, double bedroom, and a bathroom. Outside, there is a small private courtyard with direct access from the apartment, and well tended communal gardens. The apartment further benefits from being offered for sale with no onward chain.

Further Information:

Lease 999 years from January 2017. **Service Charge** £2697 per annum approx. **Ground Rent** Peppercorn in January & July. **Freeholder** Regent House Management (Cheltenham) Limited. **Management Company** Complete Property Group.

Local Authority Cheltenham Borough Council. **Tax Band** B. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Broadband** Cable connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

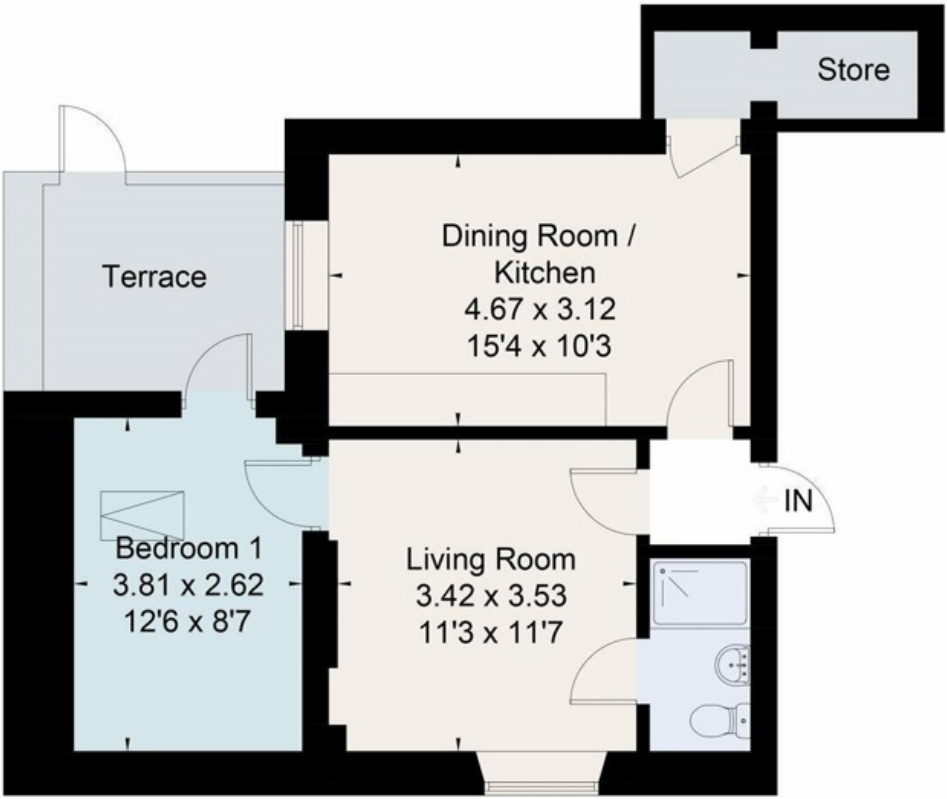




Situation

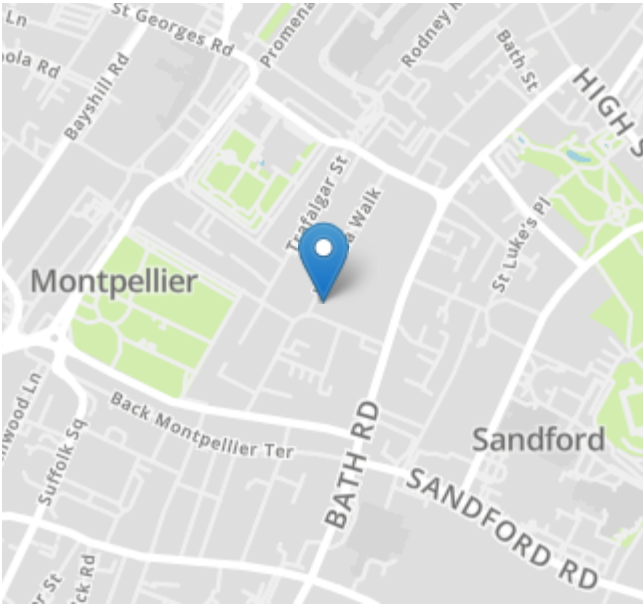
A stone's throw from Montpellier and the fashionable bars, restaurants, boutiques, and parks. Also a short walk to both Cheltenham College and Cheltenham Ladies College. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals.

Approximate Area = 47.3 sq m / 509 sq ft
For identification only. Not to scale.
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Lower Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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