



Montpellier

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Montpellier

Lypiatt Road, Cheltenham, GL50 2QJ

£495,000 Leasehold

A luxury 2 bedroom apartment with 1 allocated parking space and 2 private patio areas, situated on one of Cheltenham's most sought after roads in the heart of Montpellier.

2 PRIVATE PATIOS • reception hall • open plan living/dining/kitchen area • 2 double bedrooms • 2 luxury bath/shower rooms • private entrance • electric vehicle charging point • 10 year warranty (as of 2022) • secure allocated parking space • double glazing • underfloor heating

Description

An impressive 2 bedroom ground floor apartment with its own private entrance and secure allocated parking. The beautifully presented accommodation includes a reception hall, and an open plan living/dining/kitchen area with bi-fold doors opening to the garden and a range of quality integrated appliances including a hot tap. There are 2 double bedrooms and 2 luxury bath/shower rooms, the master with en suite. Outside, there are 2 private courtyards, and a securely gated residents car park with parking for 1 car and an electric vehicle charger point. The property further benefits from gas central heating and double glazing.

Further Information:

Lease 250 years from January 2022. **Freeholder** Cape Homes Ltd.

Management Company Ash & Co. **Service Charge** Approx. £1,600.00 per year.

Local Authority Cheltenham Borough Council. **Tax Band** C. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

Broadband FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

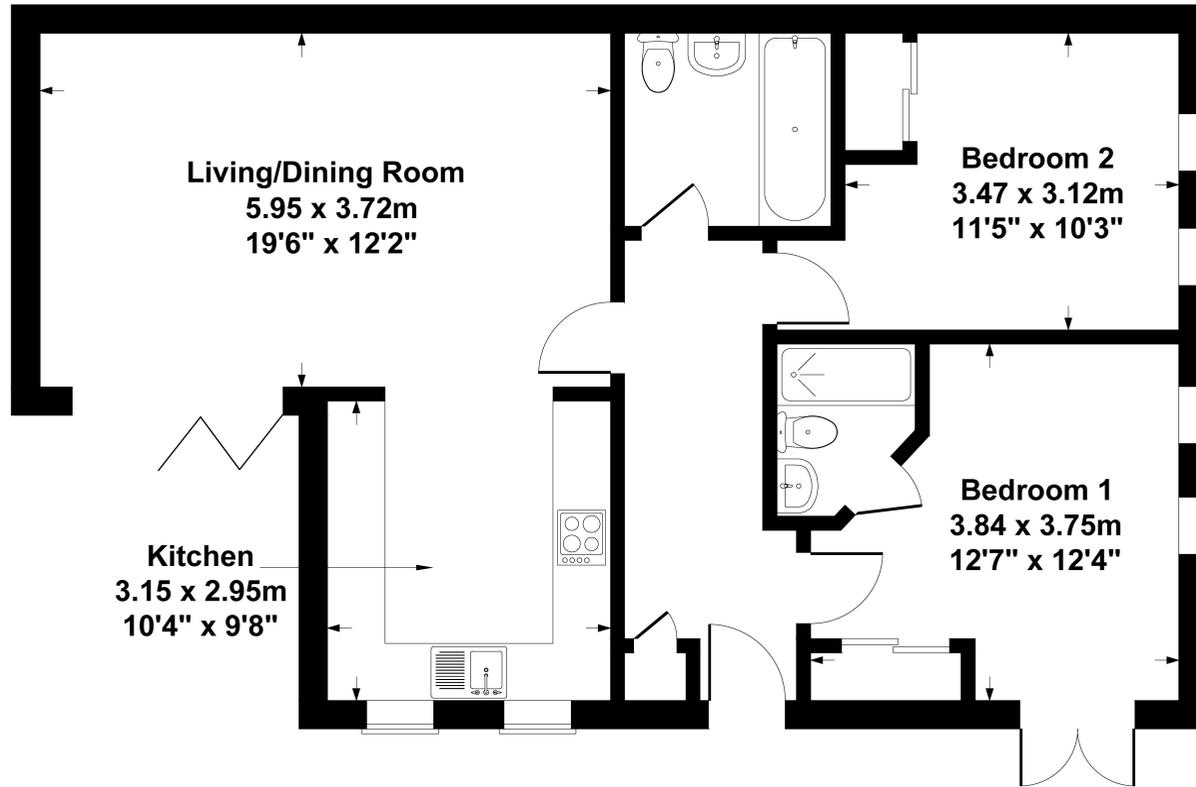




Situation

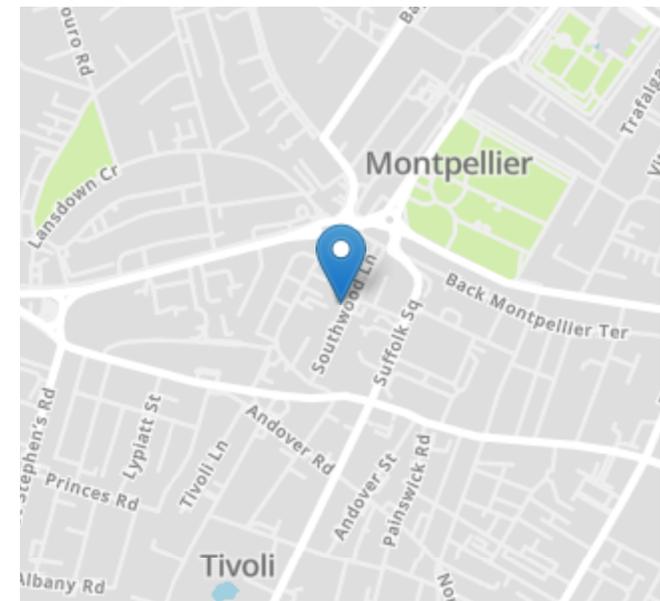
Lypiatt Road is a premier central location situated in the heart of Montpellier, yards from the fashionable bars, restaurants, boutiques, and parks. Both Cheltenham College and Cheltenham Ladies College are also closeby. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

**Approximate Gross Internal Area
73 sq. metres (786 sq. feet)**



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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