



Montpellier



Nick

GRIFFITH

ESTATE AGENTS



# Montpellier

Marchmont, Parabola Road, Cheltenham, GL50 3AF

£599,950 Leasehold Share of Freehold

Situated in the heart of Montpellier, a beautifully presented 2 double bedroom, penthouse apartment with a lift, access to roof terrace, and a garage.

PENTHOUSE APARTMENT • reception hall • modern kitchen • living/dining room • 2 double bedrooms • 2 en suite shower rooms • cloakroom • access to roof terrace • lift • garage • walking distance of the town centre • share of freehold • no onward chain

## Description

This aspirational penthouse apartment is located within a handsome villa, benefitting from luxurious, light and spacious accommodation throughout. The passenger lift enters right into the apartment, giving access to the contemporary open plan layout which includes a cloakroom, a living/dining room which is approx 5.1m in length, and opens into the sleek kitchen with a range of stylish modern units providing ample storage and built-in appliances. There are 2 double bedrooms, both having attractive en suite shower rooms and built-in storage. Stairs lead up from the hallway giving access to a fabulous roof terrace with super panoramic views, an ideal space for socialising. This beautifully presented apartment also benefits from a detached garage and no onward chain.

## Further Information:

**Lease** 999 from January 2013 with Share of Freehold. **Service Charge** £1800.00 per year (reviewed annually). **Freeholder** Advanceconcept Residents Management Limited. **Management Company** Cambray Property Management. **Short Term Lets** Not permitted. **Pets** Not permitted. **Local Authority** Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** FTTC connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



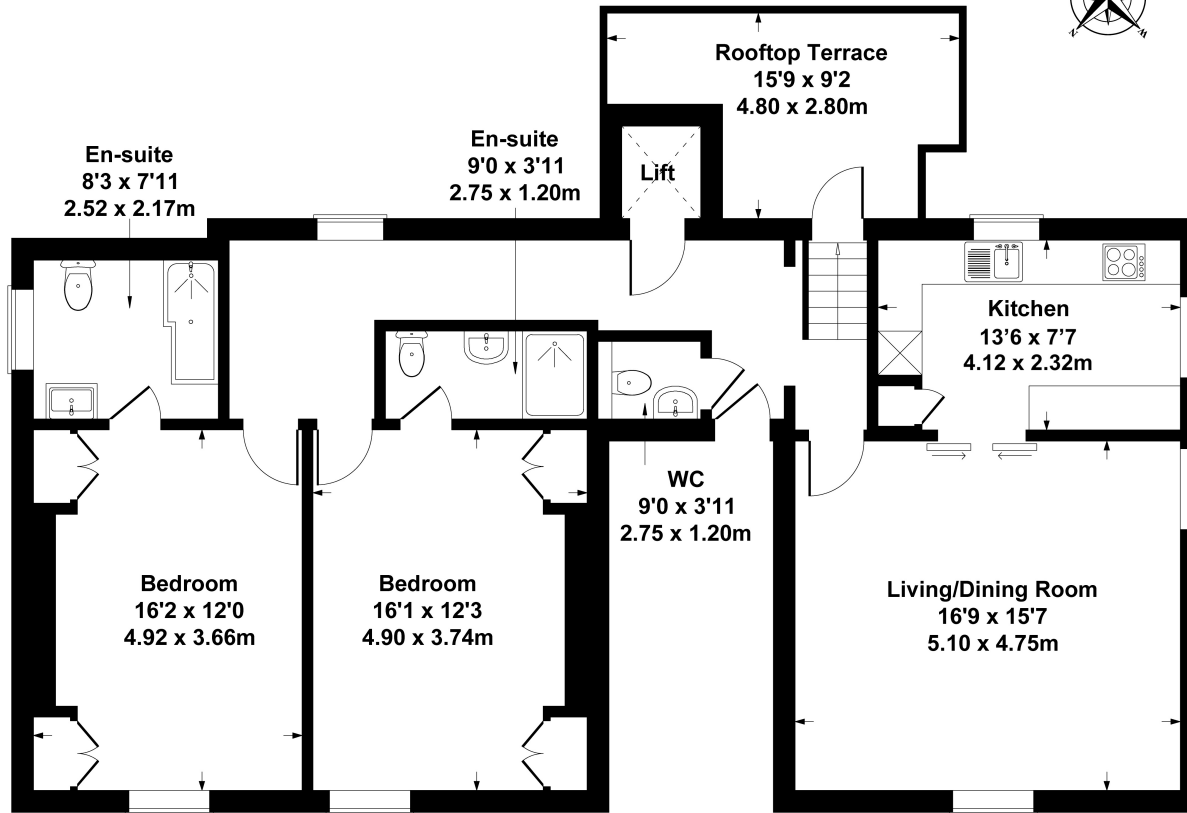


### **Situation**

A premier central location, situated in the heart of Montpellier, yards from Montpellier Park, boutiques, and fashionable bars and restaurants including the world famous Ivy restaurant. Also close to both Cheltenham College and Cheltenham Ladies College. 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.

# Flat 1, Marchmont

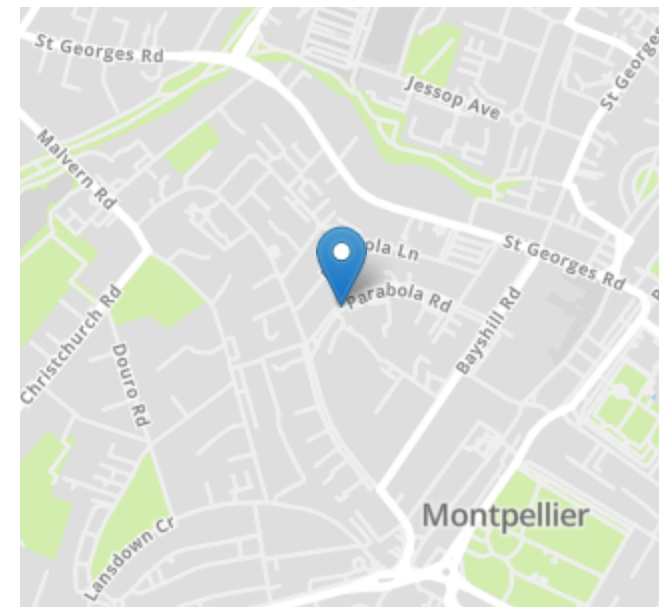
Approximate Gross Internal Area  
1119 sq ft - 104 sq m



## 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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.