



Suffolk Square



Nick  
**GRIFFITH**  
ESTATE AGENTS

# Suffolk Square

Montpellier House, Suffolk Square, Cheltenham, GL50 2DY

£330,000 Freehold

A charming 2 bedroom, mews style, coach house with allocated parking in this highly sought after location.

NO ONWARD CHAIN • grade II listed • entrance hall • living/dining room • kitchen • 2 bedrooms • upstairs bathroom • paved terrace • allocated parking space • gas fired central heating • sought after location

## Description

Hidden away within the grounds of Montpellier House, a highly sought after Grade II listed building, is this charming 2 bedroom mews house. The well maintained accommodation comprises a welcoming entrance hall, a living/dining room with high ceilings, dual windows, and an opening into the fitted kitchen which has a range of storage cupboards, appliance space and a large sash window overlooking the front aspect. Upstairs, there are 2 good size bedrooms with built-in storage, and a bathroom with a white suite. Outside, there is a small paved terrace and an allocated parking space for 1 car (situated to the front of the property). The property further benefits from gas central heating and is offered for sale with no onward chain.

## Further Information:

**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. **Rights of Way** Right of access over common areas. **AGENTS NOTE:** There is a service charge of approx. £794.70 per year, payable half yearly in January and July.

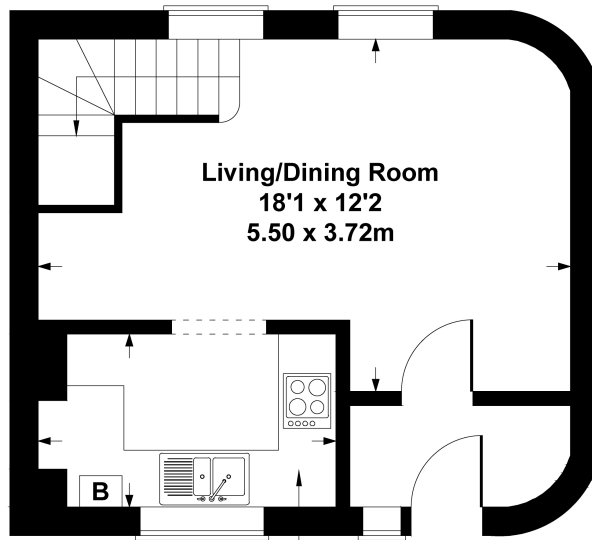
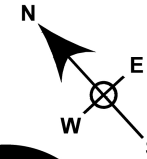




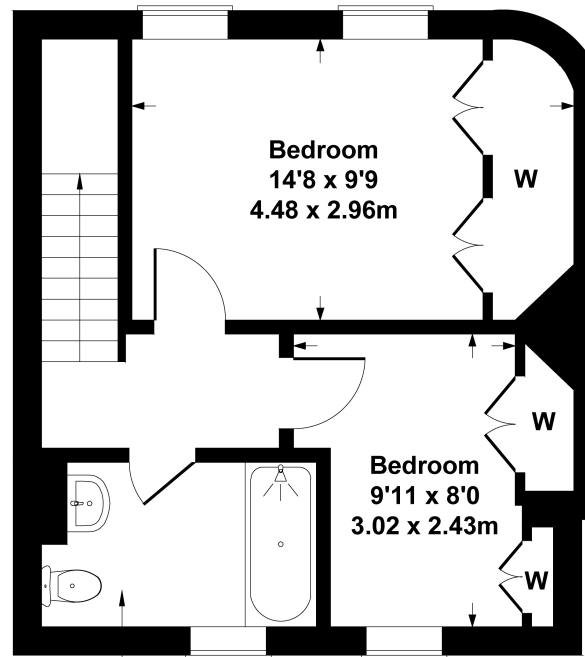
### **Situation**

Montpellier House is situated in a premier central location, just a short walk from the town centre, The Suffolks and Bath Road shopping area. 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 currently held in Imperial Gardens.

**23 Montpellier House**  
 Approximate Gross Internal Area  
 667 sq ft - 62 sq m



**GROUND FLOOR**

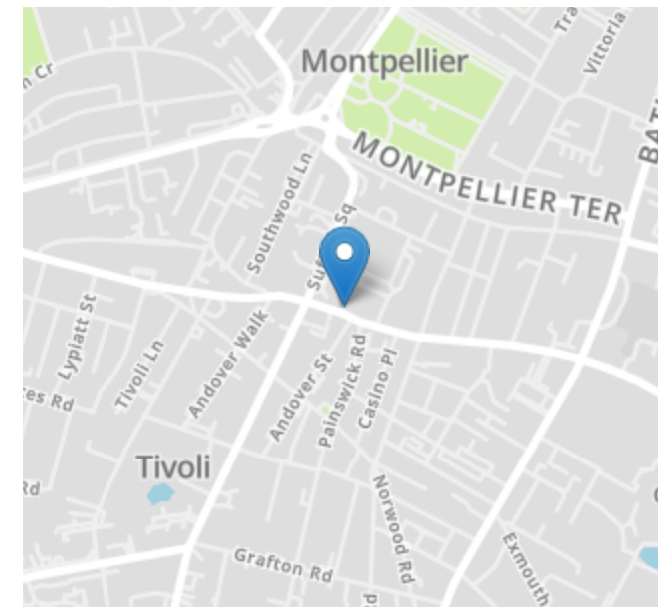


**FIRST FLOOR**

**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. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.