



Montpellier

 Nick  
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ESTATE AGENTS

# Montpellier

## Montpellier Spa Road, Cheltenham, GL50 1UL

### £350,000 Leasehold Share of Freehold

A 3 bedroom first floor apartment with secure allocated parking, situated in this iconic terrace with a glorious south facing aspect over Montpellier Gardens.

NO ONWARD CHAIN • reception hall • living/dining room • kitchen • 3 bedrooms • 2 bath/shower rooms • secure underground parking space • wonderful outlook • video security entry system • gas central heating & double glazing

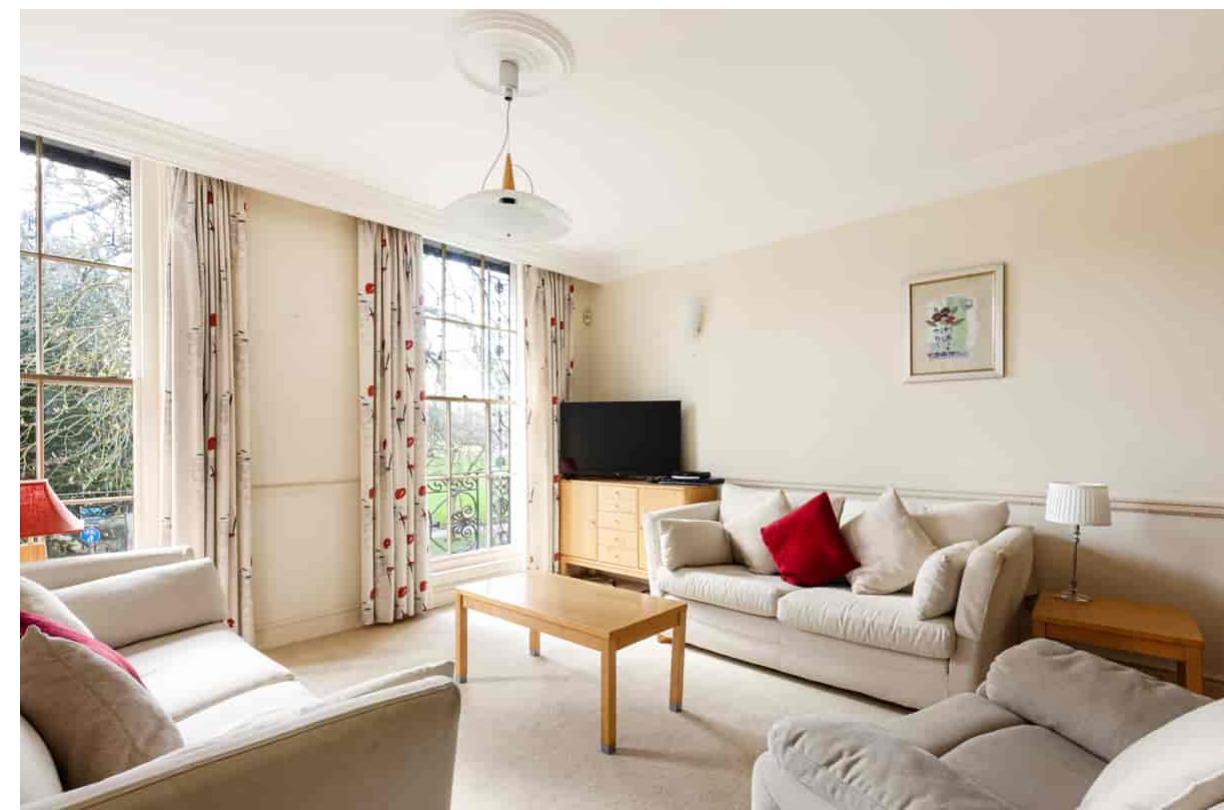
#### Description

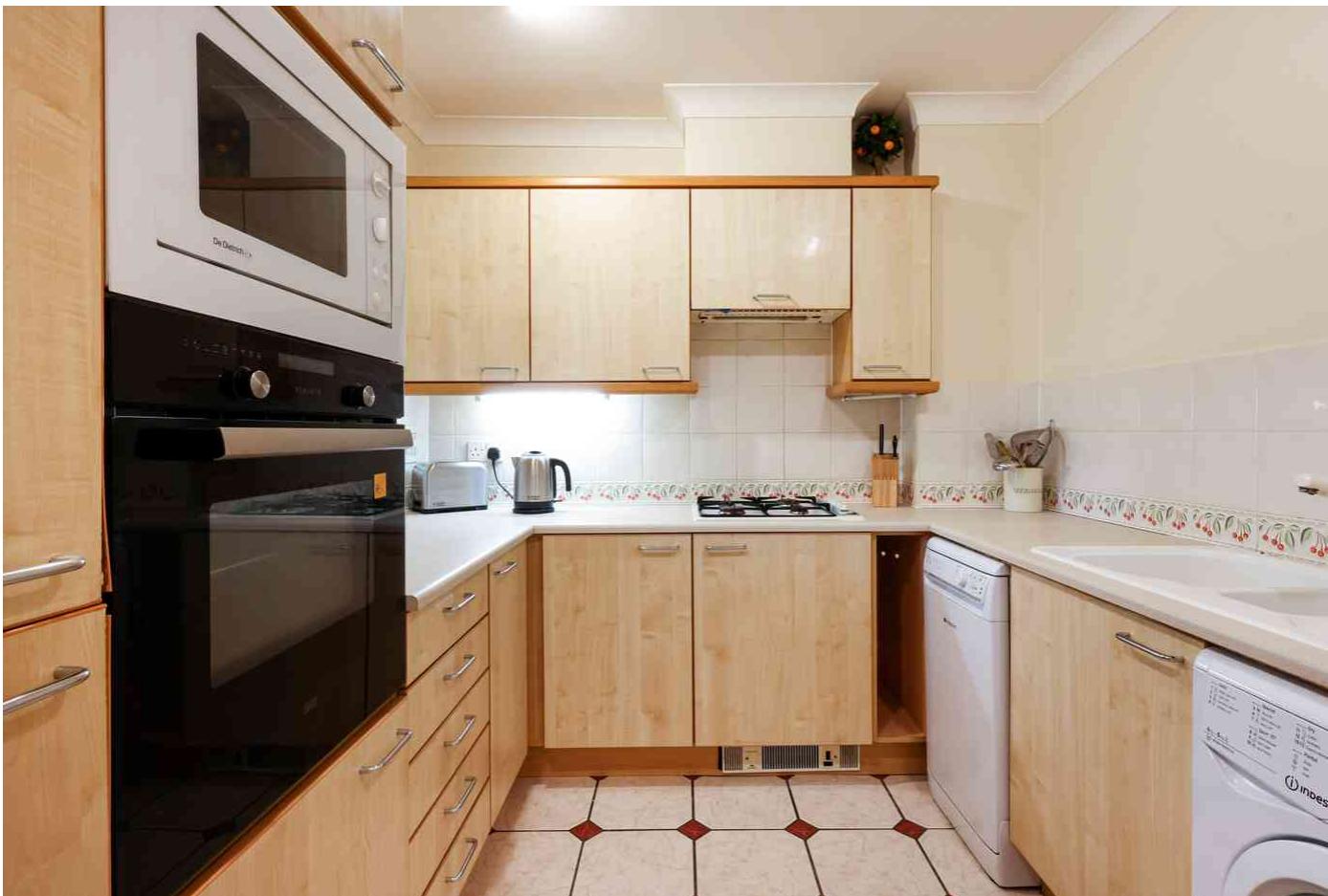
Situated in this iconic Cheltenham terrace overlooking Montpellier Gardens, and just a few hundred yards from the Promenade, this first floor apartment is offered for sale with no onward chain. The accommodation includes a secure communal entrance, reception hall, an open plan living/dining room with a glorious south facing aspect, and a separate kitchen with a range of integrated appliances. There are 3 bedrooms and 2 bath/shower rooms, the master with en suite. The property further benefits from gas central heating, a video security entry system, and an allocated parking space.

#### Further Information:

**Lease** 999 years as of 1995 - Share of Freehold. **Service Charge** Approx. £2136.38 per year. **Freeholder** Montpellier Apartments (Cheltenham) Management Company Limited. **Management Company** Cambray Property Management Limited. **Pets** Permission with written consent from management company. **Short Term Lets** Not Permitted.

**Local Authority** Cheltenham Borough Council. **Tax Band** E. **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

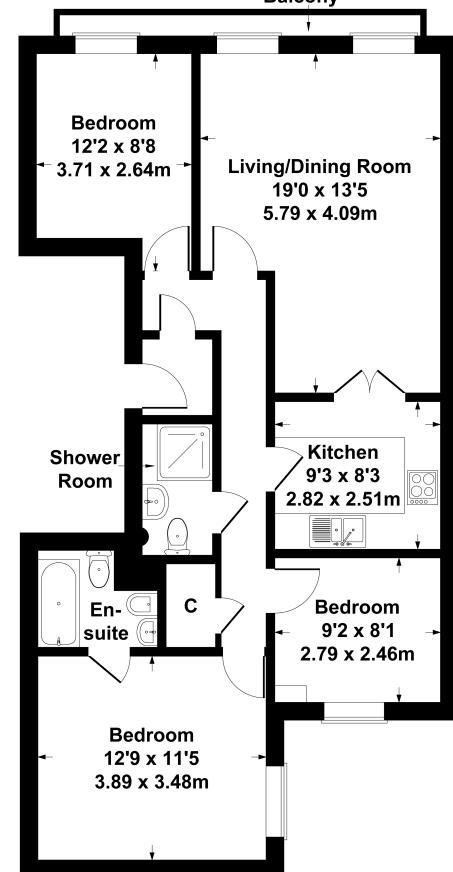
Situated in the heart of Montpellier, yards from the fashionable bars, restaurants, boutiques, and parks. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

# 58B Montpellier Spa Rd

Approximate Gross Internal Area

821 sq ft - 76 sq m

Balcony



Produced by Potterplans Ltd. 2026

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## Energy Efficiency Rating

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