



Queens Parade

 Nick  
**GRIFFITHS**  
ESTATE AGENTS

# Queens Parade

Cheltenham, GL50 3BB

£325,000 Leasehold

**An impressive character filled, first floor, period, apartment with a lovely sun terrace situated in the heart of Montpellier.**

APPROX 800 SQUARE FEET • entrance hall • magnificent living/dining room • kitchen • double bedroom • bathroom • balcony • communal garden • residents parking • grade II listed

## Description

A 1 bedroom period apartment situated in this iconic Grade II listed terrace, enjoying a wonderful tree lined outlook just yards from Montpellier and the Promenade. The spacious accommodation includes a kitchen; magnificent open plan living/dining room with lovely high ceilings, full depth sash windows, ceiling cornices and feature fireplace; a double bedroom; and a bathroom with shower over the bath. Outside, there are communal gardens at the rear, a private wrought iron railed sun terrace, and residents parking. Cheltenham Borough Council - Tax Band B.

Agents note: The gas central heating boiler is no longer working.

Lease - 999 years as of 1985. Share of freehold. Service charge - £95.00 per month. NO PETS OR SHORT TERM LETS



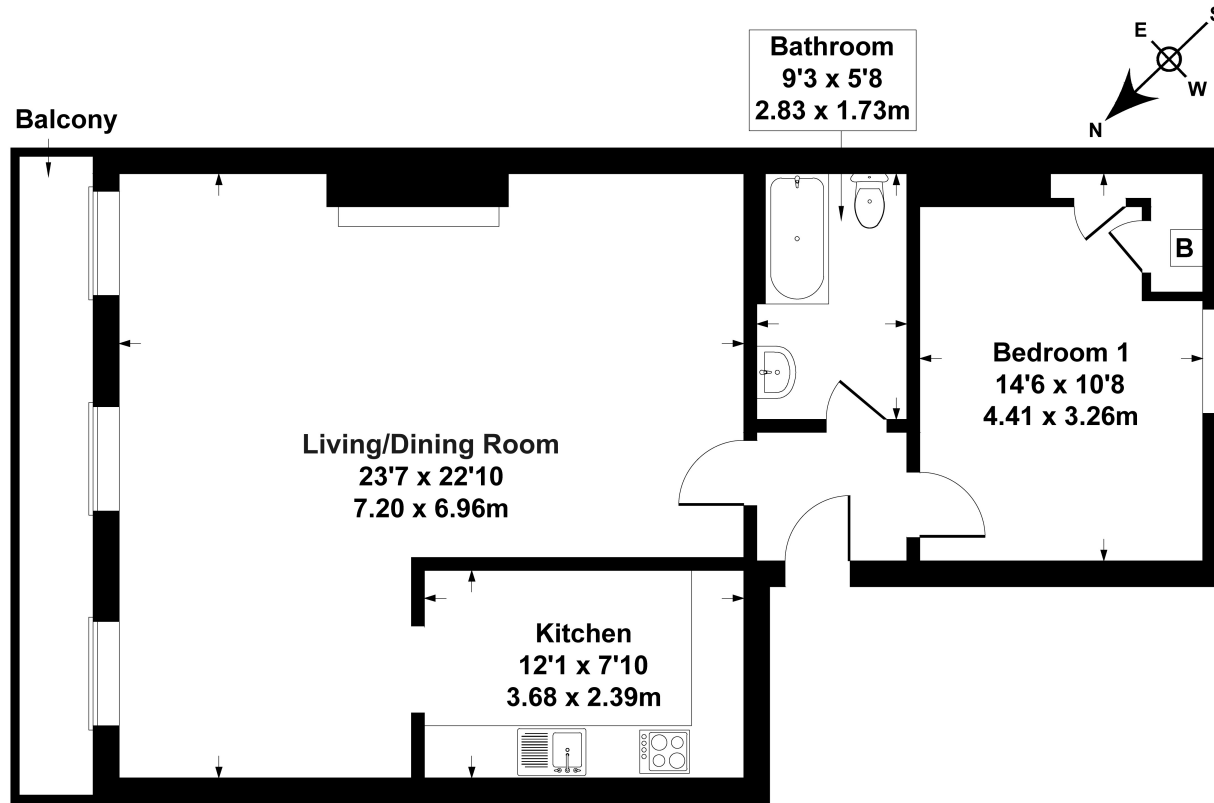


### Situation

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, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. The town also plays host to the music, jazz, science, and literature festivals.

# Flat 4, 8 Queens Parade

Approximate Gross Internal Area  
797 sq ft - 74 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.

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