



Montpellier

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Montpellier

9 Montpellier Parade, Cheltenham, GL50 1UA

£365,000 Leasehold Share of Freehold

A 2 bedroom, lower ground floor, apartment with residents parking and communal garden, situated close to Montpellier Gardens and the Promenade.

NO ONWARD CHAIN • reception hall • living/dining room • kitchen • 2 double bedrooms • bathroom • residents parking • communal garden • gas central heating • approx. 900 square feet • private entrance • grade II listed

## Description

A good size period apartment, extending to approx. 900 square feet, in this attractive villa within the heart of Montpellier. The well presented accommodation includes a reception hall, living/dining room, kitchen, 2 double bedrooms both with fitted wardrobes, and a bathroom. Outside, there is a gravelled parking and turning area allocated for the residents, and a well tended communal garden. The apartment further benefits from its own private entrance, gas central heating, and is offered for sale with no onward chain.

## Further Information:

**Lease** 999 years from September 1976 with share of freehold. **Service Charge** £200 per calendar month. **Freeholder** Montpellier Parade (Services) Ltd. **Management Company** Young & Gilling.

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



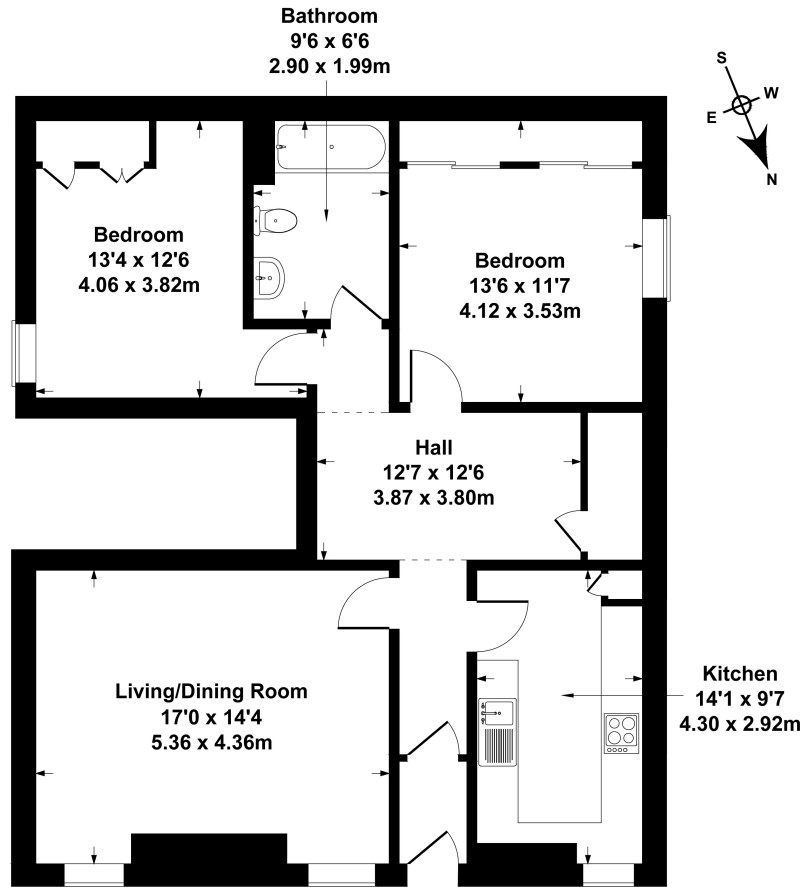


### **Situation**

Situated in the heart of Montpellier, yards from the fashionable bars, restaurants, boutiques, and parks, and 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. Cheltenham also plays host to the music, jazz, science, and literature festivals.

# F7 9 Montpelier Parade

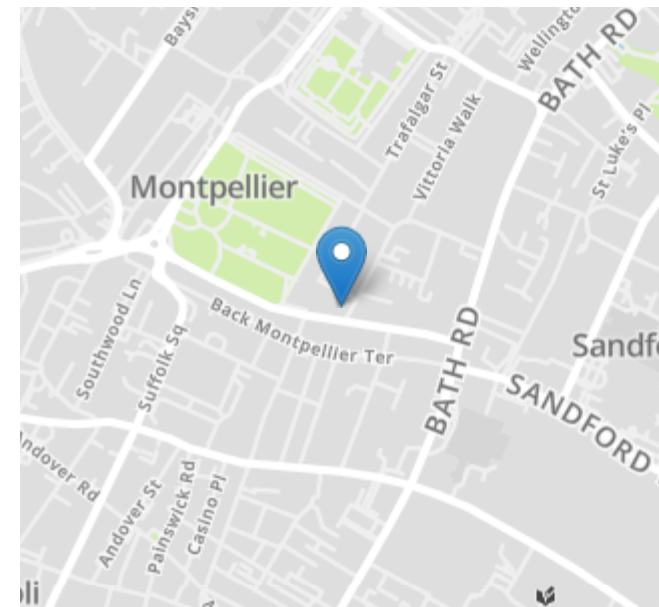
Approximate Gross Internal Area  
926 sq ft - 86 sq m



## 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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