



Montpellier

 Nick  
**GRIFFITH**  
ESTATE AGENTS



# Montpellier

One Lypiatt, Lypiatt Drive, Montpellier, Cheltenham, GL50 2QP

£399,950 Leasehold

A beautifully presented 2 bedroom ground floor apartment forming part of this attractive Grade II listed building in the heart of Montpellier.

NO ONWARD CHAIN • living/dining/kitchen • 2 double bedrooms • 2 bath/shower rooms • south facing sun terrace • allocated parking • communal gardens • electric heating • sought after location • store cupboard

## Description

One Lypiatt is a Landmark Grade II listed building, which in recent years has been converted into 13 luxury apartments. Apartment 5 is situated on the ground floor on the left hand side of the building, enjoying a southerly aspect at the rear. The beautifully presented accommodation includes a secure communal entrance, a stylish open plan living/dining/kitchen area with double doors opening to a private sun terrace overlooking the communal gardens, 2 double bedrooms with fitted wardrobes, and 2 luxury bath/shower rooms (the master bedroom with en-suite). The apartment further benefits from an allocated parking space and is offered for sale with no onward chain.





### Situation

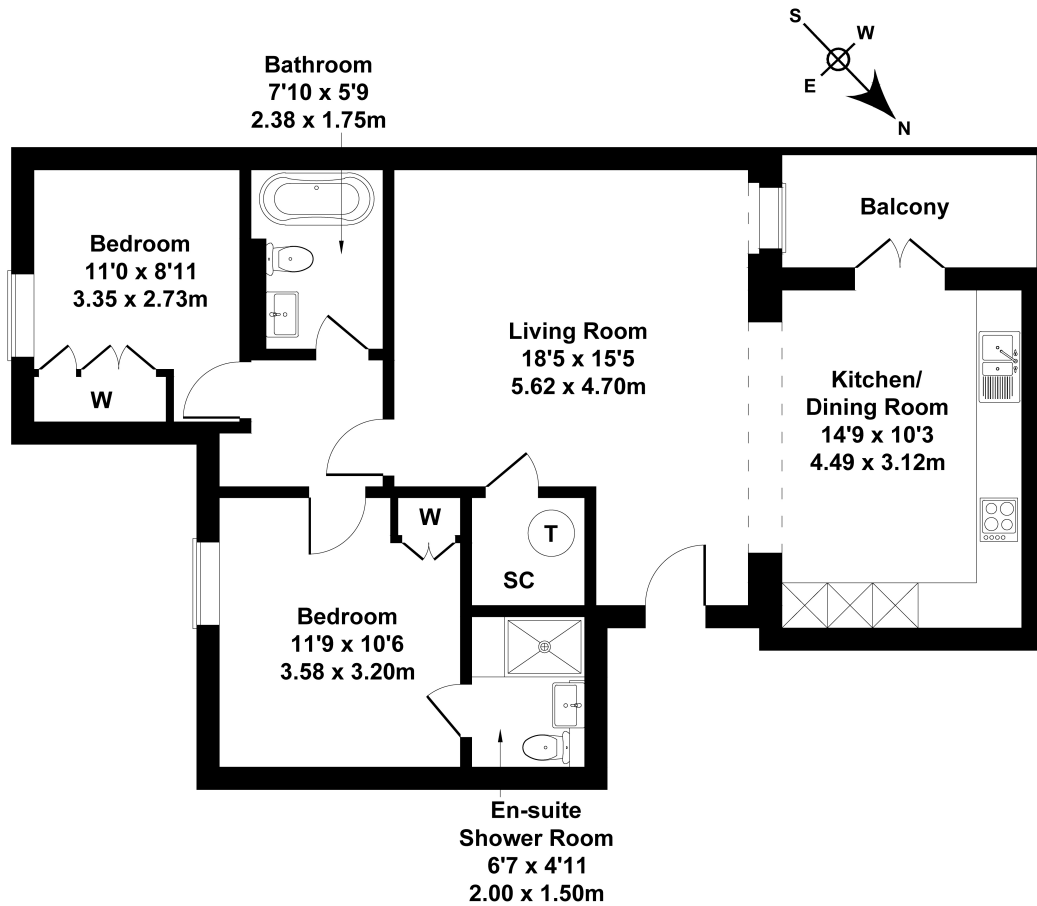
Lypiatt Drive is a premier central location situated in the heart of Montpellier, yards from the fashionable bars, restaurants, boutiques, and parks, and also close to both Cheltenham College and Cheltenham Ladies College. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals.

### Further Information:

**Lease** 250 years from Jan 2019. **Service Charge** £1,494.46 approx. for 2022. **Ground Rent** £300 per year (to be reviewed 31st December 2024). **Freeholder** Sinclair Gardens Investments (Kensington) Limited. **Management Company** First Management Ltd (t/a Hurst Managements). **Local Authority** Cheltenham Borough Council. **Tax Band** C. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Electric Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

# Flat 5, One Lypiatt

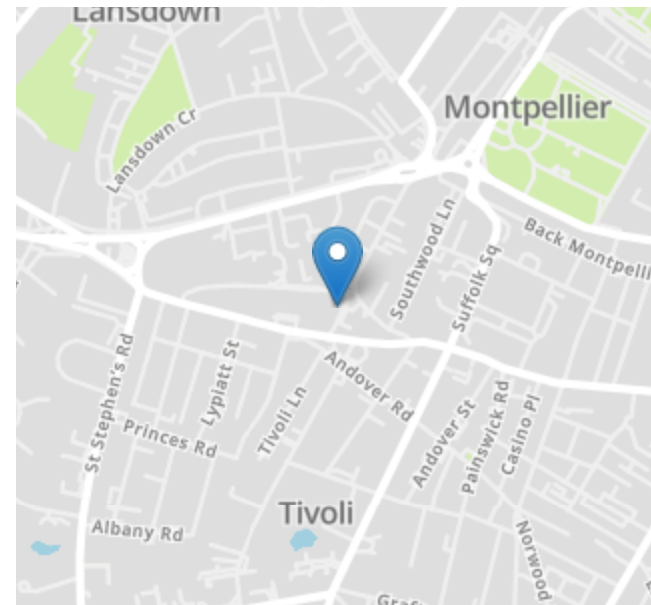
Approximate Gross Internal Area  
807 sq ft - 75 sq m



### 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. 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	50
(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.