



Montpellier

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ESTATE AGENTS



# Montpellier

## The Podium, Montpellier Terrace, Cheltenham, GL50 1AG

### £300,000 Leasehold

A 2 bedroom apartment with a good size, west facing, enclosed, sun terrace and a secure allocated parking space in the heart of Montpellier.

PRIME CENTRAL LOCATION • reception hall • living/dining room • kitchen • 2 bedrooms • 2 bath/shower rooms • sun terrace • allocated parking • electric heating • video security entry system • walking distance of the town centre

#### Description

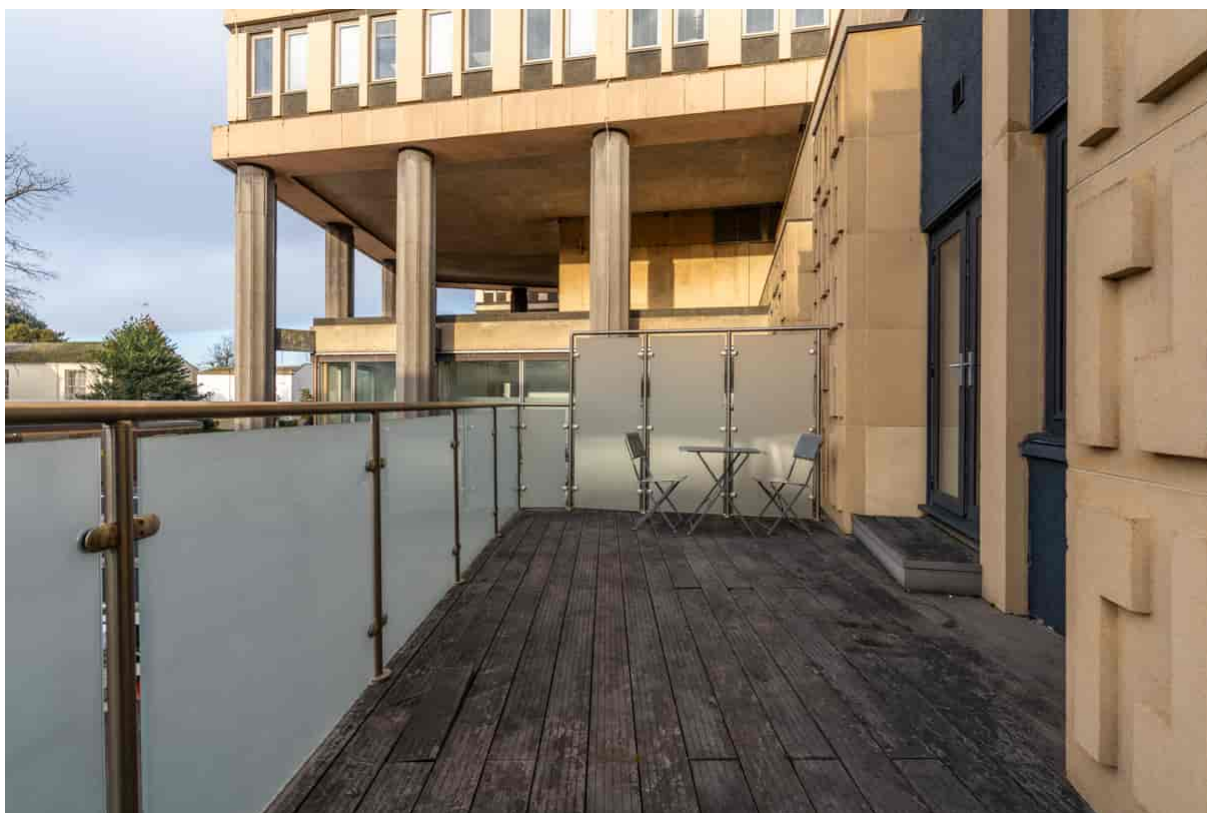
Converted to luxury apartments in 2016, The Podium is situated in this prime location just a few moments from Montpellier Gardens and The Promenade. The well presented accommodation is approached by a secure communal entrance which leads to the reception hall with video security entry system, and an open plan living/dining/kitchen area. The kitchen has a range of integrated appliances, quartz worktops, and double doors opening to the generous enclosed sun terrace. There are 2 bedrooms and 2 bath/shower rooms, the master bedroom with built-in wardrobe and en suite. Outside, there are well tended communal gardens, and a secure underground parking space allocated for 1 car. The apartment further benefits from electric heating (radiators) and double glazing.

#### Further Information:

**Lease** 999 years from 2016. **Service Charge** £1800.00 per year (to be confirmed). **Ground Rent** £0. **Freeholder** Eagle Strategic Property Ltd. **Management Company** Complete Property Services.

**Local Authority** Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Electricity.

**Broadband** Fibre optic connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

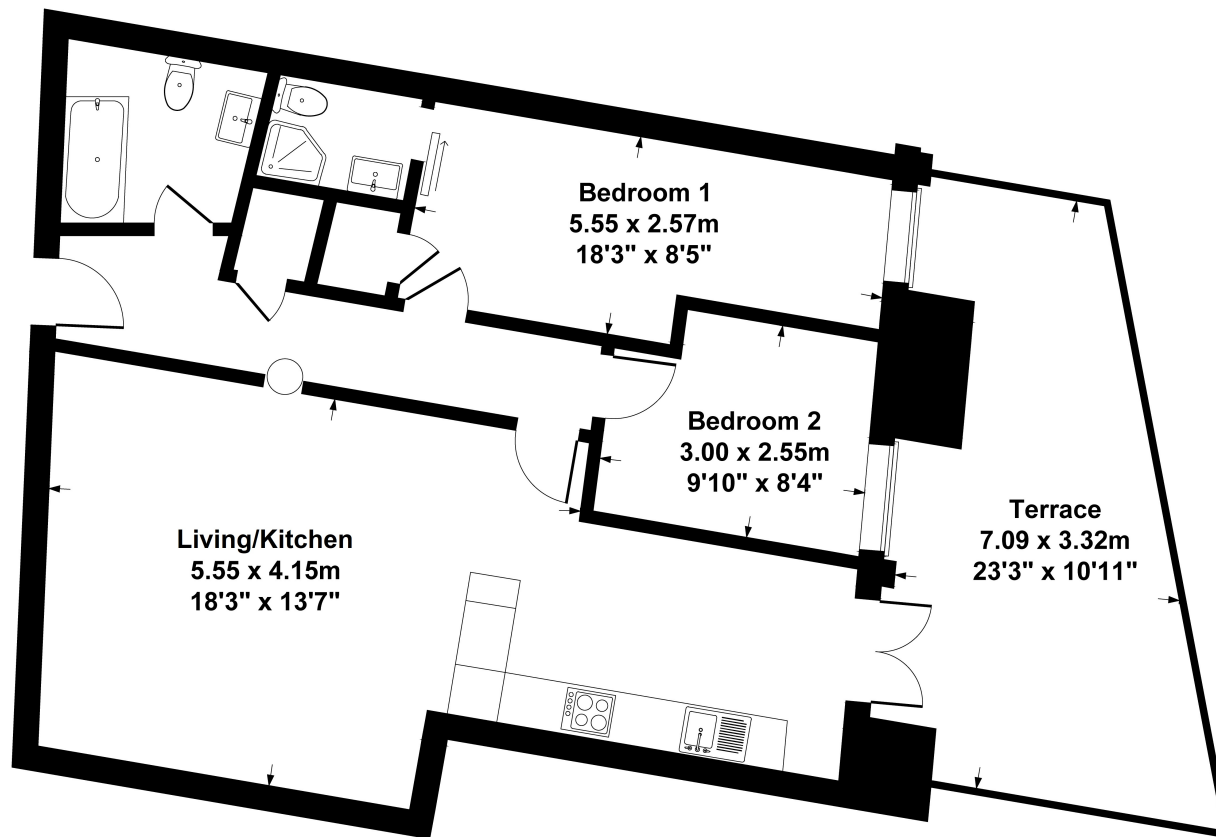




### Situation

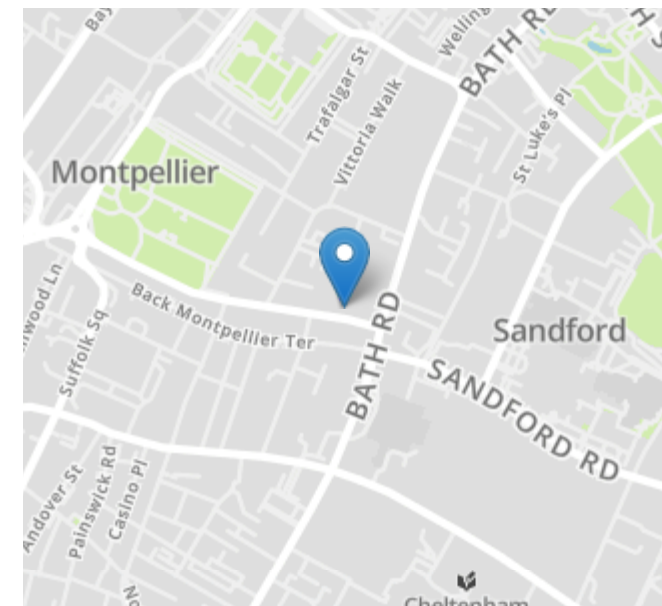
Situated in the heart of Montpellier, yards from the fashionable bars, restaurants, boutiques, and parks. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

Approximate Gross Internal Area  
75 sq. metres (807 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



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

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