



Suffolk Square

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Suffolk Square

## Montpellier House, Suffolk Square, Cheltenham, GL50 2DY

### £299,950 Freehold

**A period 2 bedroom, mews style, coach house with allocated parking in this much sought after location.**

NO ONWARD CHAIN • Grade II listed • living/dining room • kitchen • 2 bedrooms • upstairs bathroom • allocated parking space • manicured communal gardens • gas central heating • walking distance of town centre

#### Description

Tucked away within the grounds of Montpellier House, a highly sought after Grade II listed building, is this delightful 2 bedroom mews house. Offered for sale with no onward chain, the accommodation comprises a living/dining room with high ceilings, staircase leading to the first floor, and an opening into the kitchen which has a range of storage cupboards, appliance space and a large sash window overlooking the front aspect. Upstairs, there are 2 bedrooms with built-in storage to the principle bedroom, and a refitted bathroom with separate shower cubicle. Outside, there are beautifully tended communal gardens, and an allocated parking space for 1 car. The property further benefits from gas central heating and is offered for sale with no onward chain.

#### Further Information:

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

**Rights of Way** Right of access over common areas.

AGENTS NOTE: There is a service charge of approx. £795.00 per year.

No short term lets. Pets are allowed.



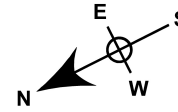


### Situation

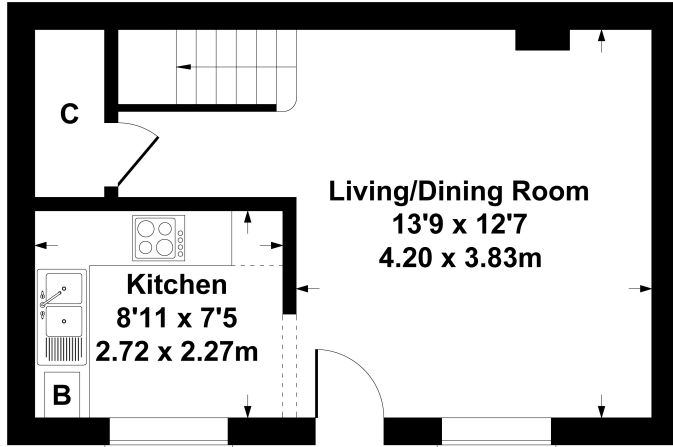
Montpellier House is situated in a premier central location, just a short walk from the town centre, The Suffolks and Bath Road shopping area. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

# 27 Montpellier House

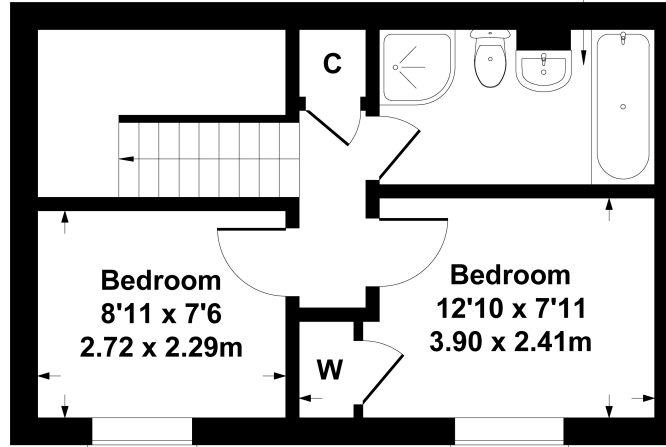
Approximate Gross Internal Area  
624 sq ft - 58 sq m



**Bathroom**  
9'10 x 5'7  
3.00 x 1.70m



**GROUND FLOOR**



**FIRST FLOOR**

**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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

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