



Montpellier

 Nick  
**GRIFFITHS**  
ESTATE AGENTS



# Montpellier

Carrick Court, Lypiatt Road, Cheltenham, GL50 2QJ

£375,000 Leasehold

A luxury 2 bedroom, 2 bathroom, ground floor apartment with 1 allocated parking space, on one of Cheltenham's most sought after roads in the heart of Montpellier.

NO ONWARD CHAIN • entrance hall • open plan kitchen/living/dining area • 2 double bedrooms • 2 bath/shower rooms • allocated parking • electric car charger point • underfloor heating throughout • 10 year ICW warranty • quality integrated appliances • 250 year lease

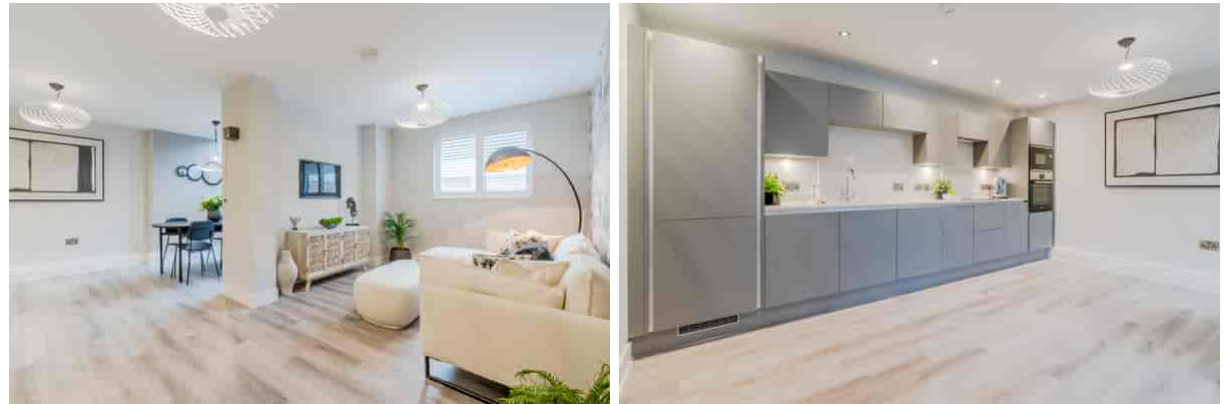
## Description

Carrick Court is an impressive Grade II listed villa which has been sympathetically converted into 11 luxury apartments by the award winning developer, Cape Homes. Most recently used as commercial premises, this apartment forms part of the building's rear wing, which was added in 2003. The accommodation offers fantastic open plan kitchen/living space with quality integrated appliances, 2 double bedrooms, and 2 bath/shower rooms, the master bedroom with en suite and fitted wardrobes. Outside, there is a secure parking space for one car with an electric car charger point. The property further benefits from underfloor heating, a 10 year ICW new build warranty, its own front door, and is offered for sale with no onward chain.

## Further Information:

**Lease** 250 years from 2023. **Service Charge** approx. £1500.00 (reviewed annually). **Management Company** Ash Property Management. **Pets** Not allowed.

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

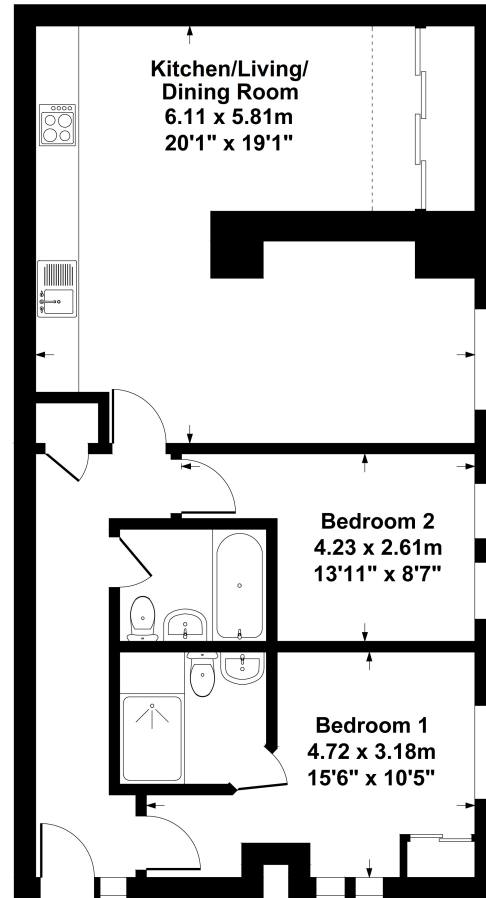




### Situation

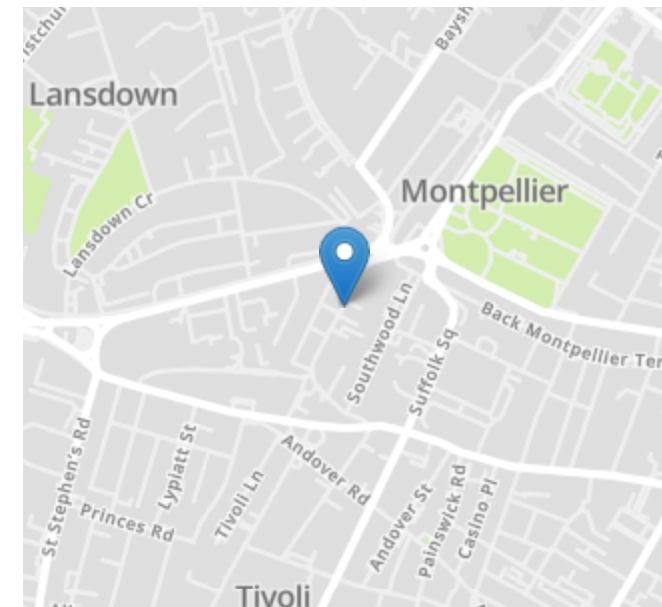
Lypiatt Road is a premier central location, situated in the heart of Montpellier, yards from the fashionable bars, restaurants, boutiques, and parks. It is also close to both Cheltenham College and Cheltenham Ladies College. Cheltenham is a vibrant Regency town, best known for its beautiful architecture,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

Approximate Gross Internal Area  
72 sq. metres (775 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

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