



I MONTPELLIER HOUSE
Suffolk Square | Cheltenham | Gloucestershire | GL50 2DY

HUGHES **HS** SEALEY

Welcome to... I MONTPELLIER HOUSE

Welcome to Number 1 Montpellier House, a wonderful two double bedroom lower ground floor apartment, situated within this highly impressive Grade II listed building, situated on the corner of Suffolk Square.

Within easy reach of an excellent range of amenities this super apartment occupies part of the lower ground floor of this recognisable building and has undergone a thorough and sympathetic refurbishment.

The apartment is accessed via a communal entrance to the side of the building, shared with just one other apartment. Upon entering into the apartment, you immediately sense the character of the property with its spacious hallway and arched ceilings.

A door opens into the living room which is beautifully light with a double size sash window overlooking the front lawns. There is beautifully hand-crafted built-in shelving and storage either side of the attractive feature fireplace. The contemporary kitchen is large enough for a small table or breakfast bar and offers a range of units and fitted appliances plus underfloor heating.

The master bedroom has built-in wardrobes and a luxurious en suite with double walk-in rain shower and underfloor heating. The second double bedroom also has built-in wardrobes and has use of a modern bathroom, where the utility cupboard is housed. There are also two useful storage cupboards in the hall.

Outside there are beautifully maintained communal grounds, allocated parking and a secure bike store. Visitor parking is also available.

LOCATION

The property is located within walking distance of Montpellier, offering a range of bars and restaurants as well as boutique shops. Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including the National Hunt, music, drama, science, food and drink and jazz. There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema. There are additional excellent communications to the

other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

LEASE INFORMATION

- Start date of Lease: 18th September 2017
- Length of lease: 150 years
- Years remaining on lease: 112 years
- Service Charge to include Buildings Insurance and Ground rent: £416.66.

Agents note: As this is a leasehold property you are likely to be responsible for management charges and ground rent. You may also incur fees for items such as leasehold packs and in addition you will also need to check the remaining length of the lease. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase.

KEY INFORMATION

- A wonderfully spacious, two double bedroom, lower

ground floor apartment

- Situated within a stunning Grade II listed building within Suffolk Square
- Minutes walk from Montpellier and the Promenade
- The property enjoys one allocated parking space. Visitor spaces also available
- Internally the property enjoys an entrance hall leading to a large living/dining room
- The kitchen/breakfast room is modern and enjoys a good level of fitted units and appliances
- Master bedroom with fitted storage and three piece en suite shower room
- Double guest bedroom enjoys fitted wardrobes
- Modern, three-piece family bathroom
- A property that comes with a high recommendation to view

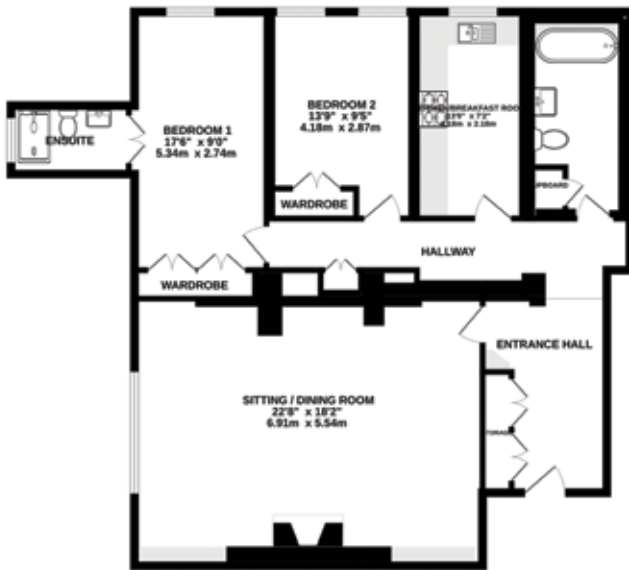
DIRECTIONS

To locate the property, please enter the following postcode GL50 2DY. Upon entering Suffolk Square, Montpellier House can be located on your right

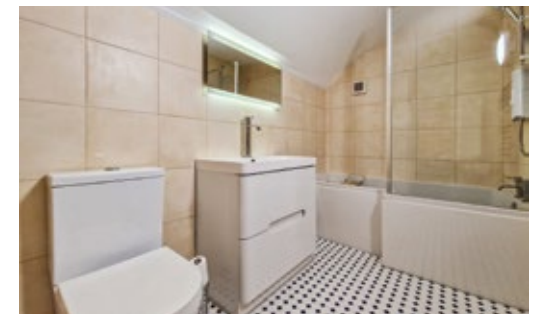




GROUND FLOOR
1159 sq.ft. (107.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	50	60
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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