



54C MONTPELLIER SPA ROAD
Cheltenham | Gloucestershire | GL50 | UL

HUGHES **HS** SEALEY

Welcome to... 54C MONTPELLIER SPA ROAD

Welcome to Number 54C, Montpellier Spa Road, a wonderful three-bedroom, 1st floor apartment located within this highly sought after road, offered for sale with no onward chain. This spacious and light apartment enjoys elevated views over parkland and is located within minutes' walk of Montpellier, The Promenade and the town centre. Add in that the property enjoys allocated, underground parking, an internal lift and is south-facing, you begin to understand why an internal viewing is so highly recommended.

Internally the property enjoys an inner entrance lobby which in turn leads to the central hallway, providing access

to all rooms within the apartment. Internally, to the front of the property is a spacious and bright living/dining room which enjoys a wonderful aspect across parkland.

To the centre of the apartment is a modern fitted kitchen that enjoys a wealth of fitted units which sit alongside a host of integrated appliances. Directly opposite the kitchen is the modern, three-piece family bathroom.

To the rear of the property is the master bedroom which benefits from a three-piece, en suite shower room and bedroom three. The final bedroom, which is a double room is located to the front of the apartment.









Explore outside... 54C MONTPELLIER SPA ROAD

Externally, the apartment benefits from one allocated parking space. Additional parking is available by way of permit parking which is charged at circa £70 per year.

LEASE INFORMATION

- Start date of lease: 1st November 1995
- Length of lease: 999 years. Years remaining on lease: 969 years
- Ground rent, service charge buildings insurance: £183.33 per month
- Management Company: Montpellier Apartments (Cheltenham) Management Company Ltd
- Restrictions: No pets permitted. AirBNB not permitted. Assured short hold tenancies must be at a minimum period of six months

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.

LOCATION

Montpellier Gardens is a wonderful and central location with a large area of open green space mixed with a beautiful Grade II listed band stand and outdoor tennis courts. The location is perfect for access to the central amenities Montpellier and Cheltenham has to offer.

Montpellier Spa Road is one of the most desirable locations in Cheltenham being situated just a short walk to everything Cheltenham has to offer including a fantastic selection of world renowned schools to include Cheltenham College, Cheltenham Ladies' and Dean Close.

Cheltenham also plays host to several festivals to include the literature, food, jazz and science festivals. The Cheltenham Races is the largest festival hosted by the Spa town with the Gold Cup famed for its incredible atmosphere at the Prestbury Park racecourse.

KEY FEATURES

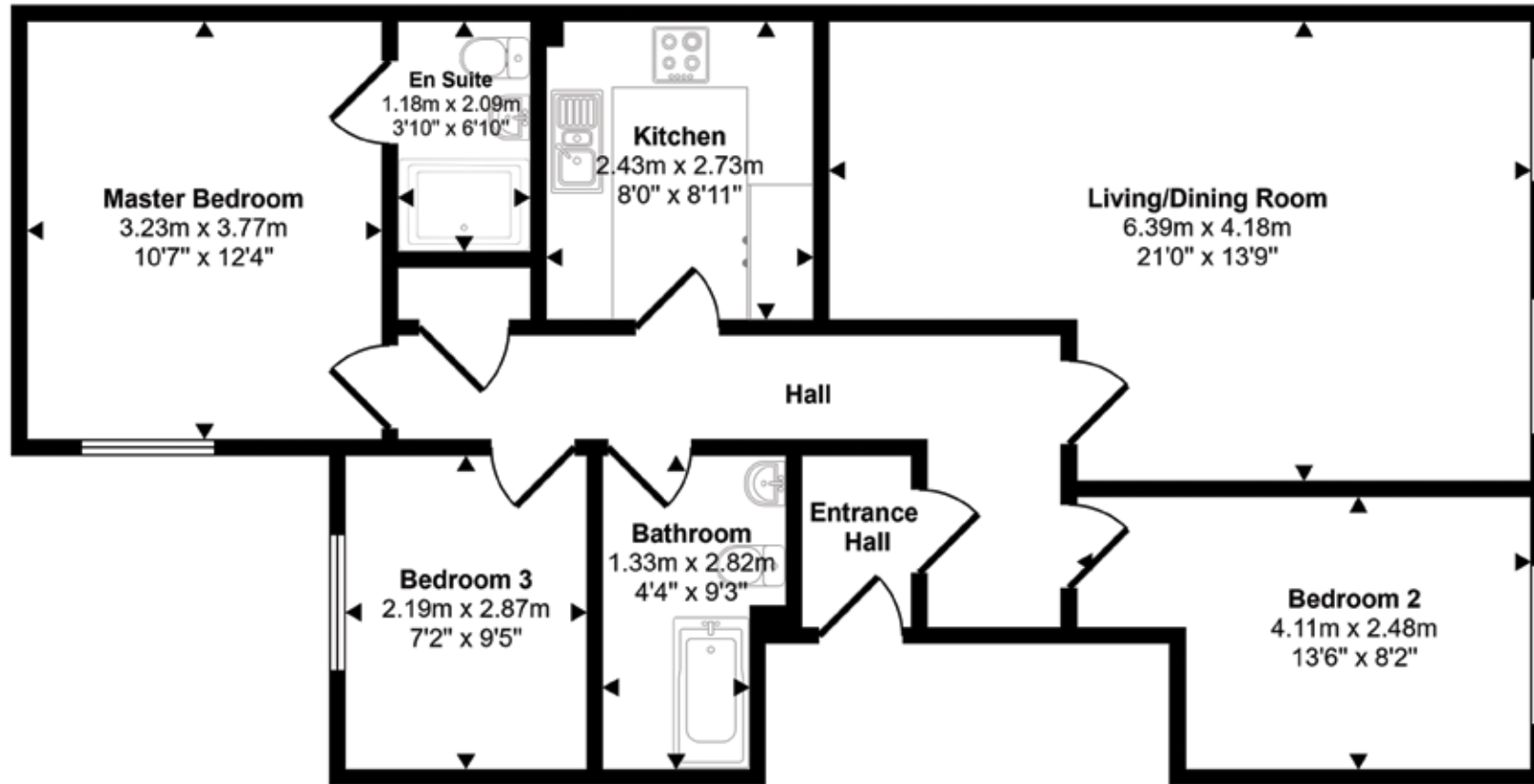
- A wonderful three-bedroom, 1st floor apartment located in the heart of Cheltenham
- Offered for sale with no onward chain
- Within minutes walk of bars, restaurants, theatre and the Promenade
- Enjoying underground parking, parkland views and there is also a lift in the building
- Internally the property enjoys an inner entrance, hallway and modern fitted kitchen
- The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances
- Spacious living/dining room with sash windows to the front leading to private balcony
- Master bedroom with en suite shower room
- Two further bedrooms, one double, one single and three-piece bathroom
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter this postcode into your sat nav system: GL50 1UL.



Approx Gross Internal Area
79 sq m / 855 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



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