PETER BALL & CO.
ESTATE AGENTS

FLAT 3, 8 MONTPELLIER SPA ROAD, MONTPELLIER, CHELTENHAM GL50 1UL

£229,950

- Grade 2 Listed
- Second Floor Apartment
- Two Double Bedrooms
- Southerly Aspect Reception Room
- Kitchen & Bathroom
- Views Across Parkland
- NO ONWARD CHAIN

PROPERTY DESCRIPTION

A 'Grade II Listed' second floor apartment, located on this most sought after road within the prestigious Montpellier area of Cheltenham Spa. The apartment commands stunning southerly views across Montpellier Gardens and is within a stone's throw of boutique shops, bars and restaurants. Properties are rarely available in this very desirable terrace. The accommodation briefly comprises; an entrance hall, sitting room with sash windows overlooking the gardens, kitchen with built-in electric hob and oven, two double bedrooms and a bathroom. The apartment is offered with no onward chain, warmed by electric heating and has access to a shared courtyard garden to the rear.

SITUATION

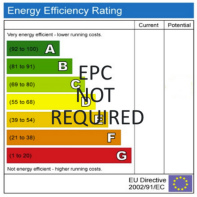
This desirable area is characterised by period town houses and villas, many of which have been converted into apartments, gracious tree-lined streets and formal public parks. The location is noted for its up market shops, restaurants and bars, with all the amenities of the town centre within easy walking distance.

DIRECTIONS

Leave the town centre via Bath Road and just before the Eagle Star building take the right hand turn into Montpellier Drive. As the road bears round to the left turn right onto Montpellier Spa Road. The property can be found on the right hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band A.
Tenure - Leasehold. 146 years remaining on lease.
Service charge per annum - £1,032.00.
Ground rent per annum - £150.00
Management Company - HML Hathaways



Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Second Floor

Approx. 58.6 sq. metres (630.7 sq. feet)

Total area: approx. 58.6 sq. metres (630.7 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.