



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY

Montpellier Spa Road,
Cheltenham GL50 1UL
Price Guide £519,950



Montpellier Spa Road,

Cheltenham GL50 1UL

An elegant and light-filled three-bedroom first-floor apartment with far-reaching views across Montpellier Gardens, underground parking, and lift access, located in one of Cheltenham's most desirable addresses. Offered with no onward chain and a remaining lease of approximately 969 years.

Full Description:

Set within the refined and tree-lined Montpellier Spa Road, this generously proportioned three-bedroom apartment occupies the first floor of an attractive, well-managed building and enjoys an enviable south-facing outlook over green parkland. A rare opportunity to acquire a residence that combines space, position, and practicality with the convenience of a lift and secure underground parking.

The apartment opens into a private inner lobby, leading to a central hallway which offers access to all principal rooms. The main living and dining space spans the front of the apartment, beautifully bright with large windows framing the leafy, elevated views.

A contemporary kitchen sits centrally, well-appointed with sleek fitted cabinetry and a full range of integrated appliances. Directly opposite lies the family bathroom, fitted with a stylish three-piece suite.

To the rear, the principal bedroom benefits from its own en suite shower room. The third bedroom is also positioned to the rear, while the second double bedroom is situated to the front, taking advantage of the same stunning views as the reception room.

Externally, the property comes with one allocated space in a secure, underground car park. Additional residents on street permit parking is available.

This property is offered with no onward chain, making it a compelling proposition for those seeking a prime Cheltenham address with immediate possession.





Location:

Montpellier Spa Road is one of Cheltenham's most prestigious residential addresses, enviably situated within strolling distance of The Promenade, Montpellier Gardens, and the wealth of boutiques, restaurants, and cultural attractions that define the town.

The gardens themselves are a focal point of Cheltenham life, with their Grade II listed bandstand, tennis courts, and elegant landscaping. The town is famed for its exceptional schools including Cheltenham Ladies' College, Cheltenham College, and Dean Close, all within easy reach.

Cheltenham's cultural calendar is nationally renowned, hosting celebrated events such as the Literature, Jazz, Food, and Science Festivals, as well as the world-famous Cheltenham Festival and Gold Cup at Prestbury Park.

For those needing to commute, the property is well connected via road and rail, with convenient access to the M5 motorway and Cheltenham Spa railway station offering direct services to London and beyond.

Further Information:

Tenure: Leasehold, share of the freehold

Lease duration: 999 years from 1st November 1995.

Service charge: Approx. £2,400 per annum

Ground rent: £5 per annum

Services: Mains gas, electricity, water and drainage.

Local Authority: Cheltenham Borough Council. Tel. 01242 262626

Council Tax: E

Restrictions:

Pets are not permitted

Short-term lettings (e.g., Airbnb) are not permitted

Assured Shorthold Tenancies must be a minimum of 6 months

Floor Plan

Montpellier Spa Road

Approximate Gross Internal Area = 79 sq m / 855 sq ft

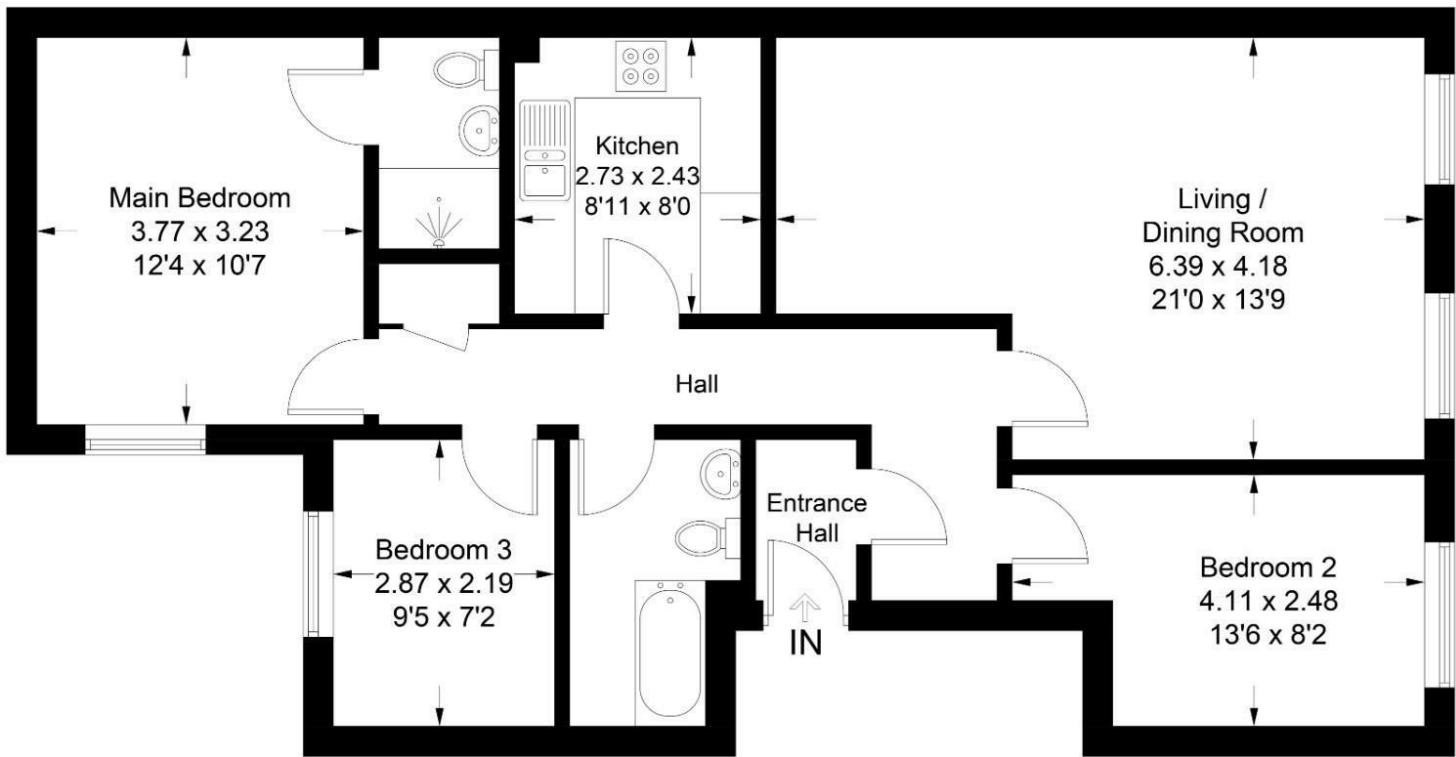
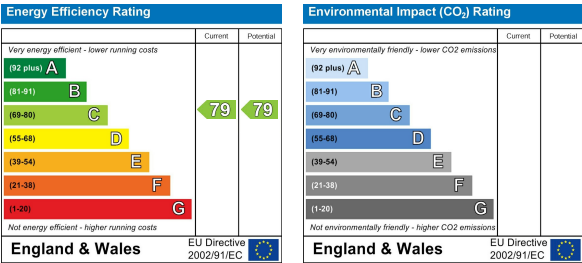


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Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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