



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



Flat 4, Marchmont, Parabola Road,
Cheltenham GL50 3AF
Price Guide £315,000



**Flat 4, Marchmont, Parabola
Road,
Cheltenham GL50 3AF**

A well-presented two-bedroom apartment located on one of Cheltenham's premium roads. Within a stone's throw of Montpellier and Central Cheltenham.

Full Description

Entering the property into a useful hallway, we find a spacious living and dining room. This room is filled with light, thanks to the window with views across to Cleeve Hill and Cheltenham Town, and the French Doors leading onto the super balcony. The balcony is a true highlight of the property, thanks to its elevated position. To the west you have views across to the Malverns and the most gorgeous sunsets, and in the other direction a pretty peep through to Cleeve Hill.

From the living room we find the smart kitchen, with integrated appliances and a lovely social flow into the reception room for entertaining.

Two double bedrooms with built-in storage and a modern bathroom complete the property.

Externally, the apartment benefits from the aforementioned private balcony, and allocated offroad parking for one vehicle. There is also the option of further permit parking should you wish.

Please note - This is initially for investors only as it is tenanted until June of 2026.





Further Information

Tenure: Leasehold - Share of Freehold

Lease Duration: 999 years from 1st January 2013 - 987 years remaining.

Service Charge & Ground Rent: £150pcm

Management Company: Cambray Property Management

Services: Mains electricity, gas, water, and drainage.

Council Tax Band: C

Local Authority: Cheltenham Borough Council. Tel.01242 26 26 26

Floor Plan

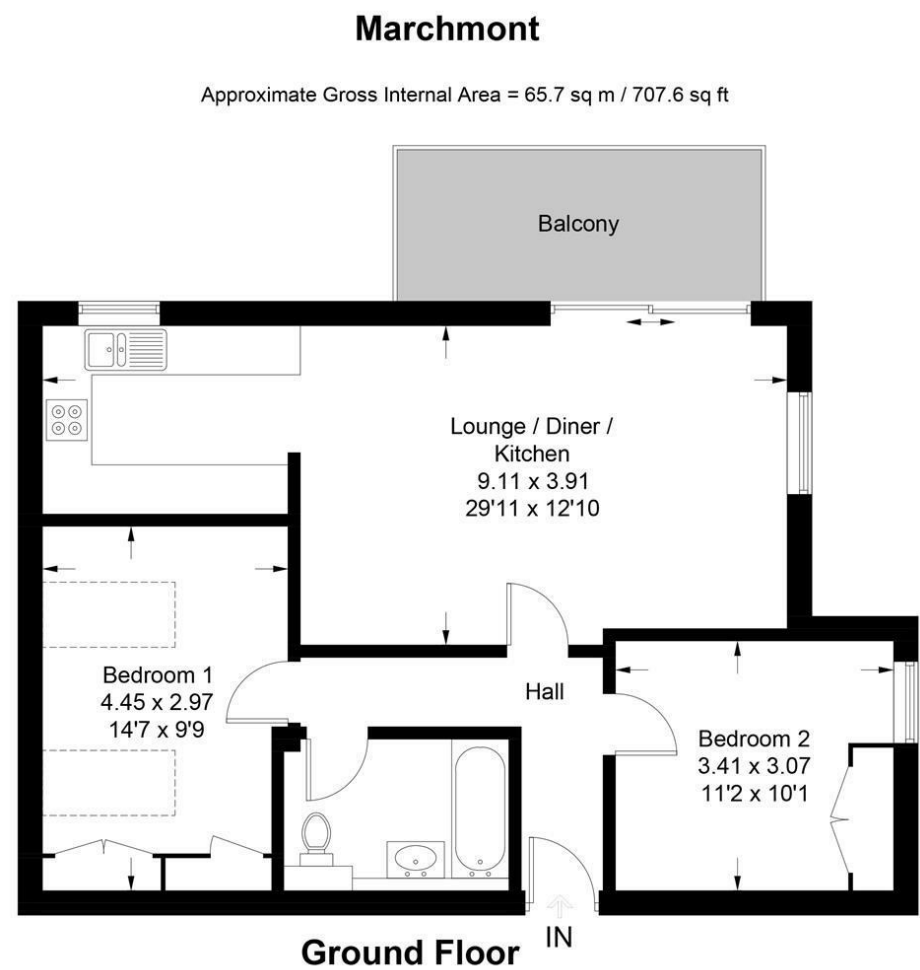
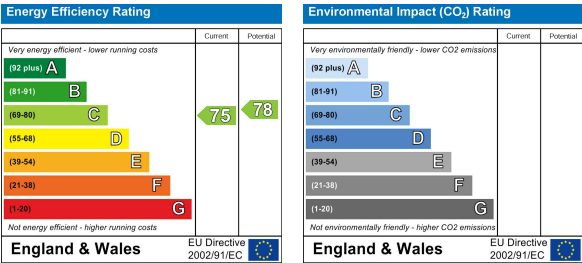


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID 1232850)

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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.

Rotunda Buildings Montpellier Exchange
Cheltenham
Gloucestershire
GL50 1SJ

T. 01242 514 285

E. sales@morgan-associates.co.uk

W. www.morgan-associates.co.uk