

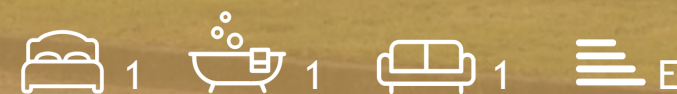


MORGAN ASSOCIATES

— ESTATE & LETTINGS AGENCY —



14 Montpellier Court, Montpellier,
Cheltenham GL50 2HT
Guide Price £144,000



14 Montpellier Court, Montpellier, Cheltenham GL50 2HT

A beautifully presented one-bedroom apartment set in a discreet and peaceful enclave in the heart of Montpellier. This charming home is ideally suited for first-time buyers, downsizers or those seeking a stylish Cheltenham pied-à-terre. Offered with no onward chain and featuring off-street parking and access to a communal garden, this is a rare opportunity to acquire a property in one of the town's most sought-after addresses.

Location

Quietly situated just moments from the vibrant Montpellier district, the apartment enjoys immediate access to a wide selection of boutiques, galleries, restaurants and bars, including The Ivy and Cheltenham's elegant Promenade. The wider town centre is within easy walking distance, as are a number of well-maintained parks and green spaces. This is Cheltenham at its most convenient, combining village-like charm with cosmopolitan amenities.

Full Description

Located within a well-kept period building, this delightful apartment has been thoughtfully designed to maximise space, comfort and natural light. The welcoming entrance hall includes an entry phone system and a practical area for coats and storage, with all rooms accessed from this central space.





The principal reception room is open-plan and impressively configured, offering a defined seating area, a contemporary kitchen with breakfast bar, and a striking electric fireplace that serves as a stylish focal point. It provides an inviting setting for both entertaining and everyday living.

The bedroom is a generous double with room for a wardrobe or chest of drawers, while the bathroom has been recently modernised and fitted with sleek, contemporary fixtures.

Externally, residents enjoy the benefit of off-street parking and a communal garden, providing rare outdoor amenity in such a central setting.

Tenure & Letting Restriction

Please note that the lease includes a letting restriction: the property may not be let for more than 12 months in any five-year period. As such, it is not suitable for holiday or buy-to-let investors, but ideal as a private residence or second home.

Further Information

Tenure: Leasehold - Share of Freehold

Lease Duration: 125 years commencing on 1 August 2010

Service Charge & Ground Rent: £179.17pm

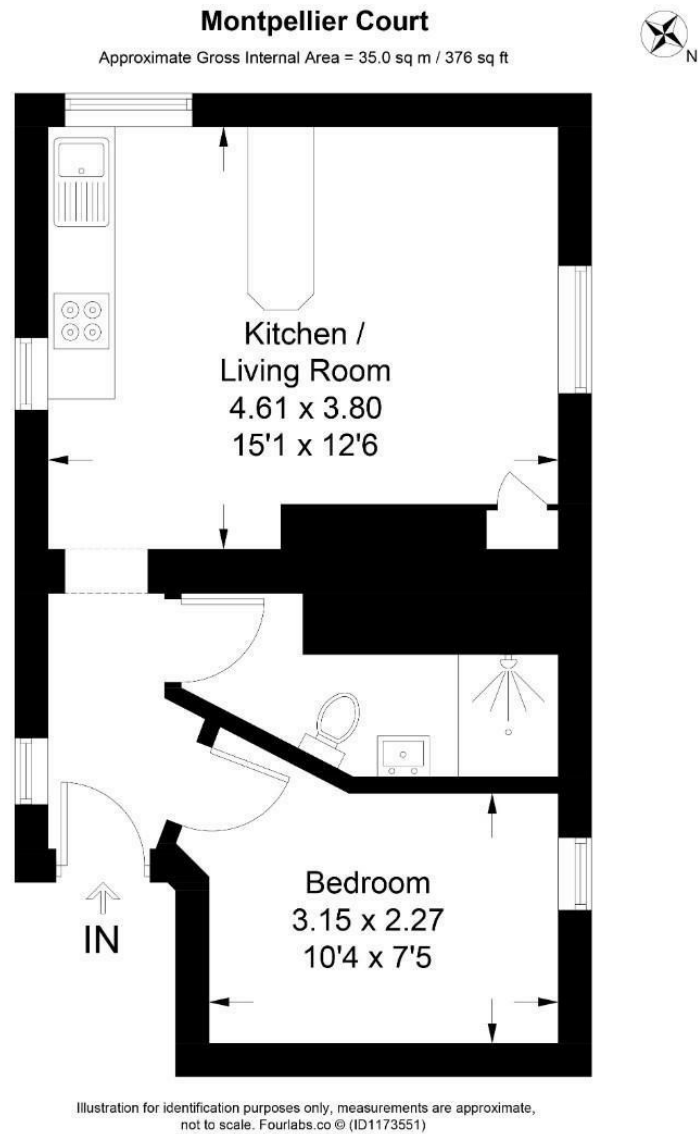
Management Company: Young & Gilling

Services: Mains electricity, water, and drainage.

Council Tax Band: A

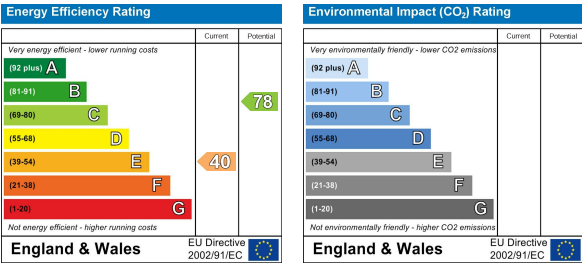
Local Authority: Cheltenham Borough Council.
Tel.01242 26 26 26

Floor Plan

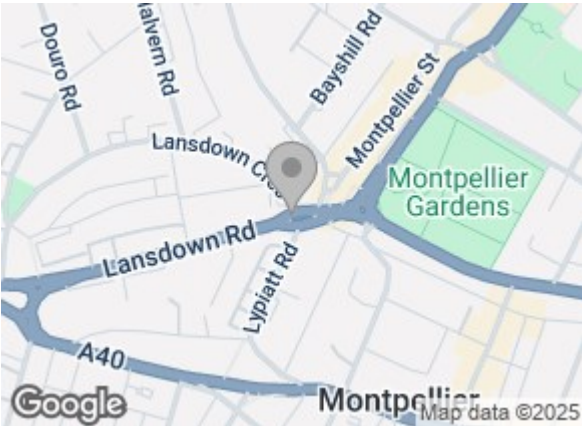


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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