

38F MONTPELLIER SPA ROAD
CHELTENHAM, GLOUCESTERSHIRE, GL50 1UL



38F MONTPELLIER SPA ROAD

Situated along what is possibly one of the town's most attractive roads, this beautifully proportioned penthouse apartment is one of only three and has the benefit of lift access, an extensive south facing sun terrace accessed from the sitting room and kitchen, three bedrooms and secure parking.

- Located in the heart of the Montpellier district overlooking Montpellier Gardens
- Direct lift access and secure parking for one vehicle
- Versatile accommodation including an 18' kitchen/breakfast room, 16' sitting room with an adjoining 15' dining room
- Three bedrooms including an impressive 15' principal bedroom suite
- Guest bedroom with generous storage and a guest bath/shower room
- Owned from new and offered with no chain
- Ideal investment or second home and in close proximity to some of the towns finest schools and independent shops

Originally dating from the mid 1990's created by Messrs Beaufort Homes, this impressive terrace was created to mimic the Regency style of the existing buildings and also compliment the neighbouring architecture. The apartment is located on the top floor spanning three buildings with the benefit of a wonderful south facing terrace ideal for entertaining. Internally the apartment is presented in very good condition and provides versatile well designed accommodation and a selection of sizeable reception rooms.





SITUATION

Situated in the heart of Montpellier within a short walk of a variety of restaurants, bars, cafes, and boutiques in the area and neighbouring 'The Suffolk's'. In addition, Bath Road and its extensive amenities is nearby, as is the General Hospital and Sandford Park together with its open air Lido. The property is adjacent to and enjoys views over Montpellier Gardens. Within walking distance are some of the town's most sought after schools including Cheltenham Ladies' College and Cheltenham College. The property is ideally positioned for both rail and road networks with access to London.

GENERAL INFORMATION

Services: Mains gas, electricity and water are connected.

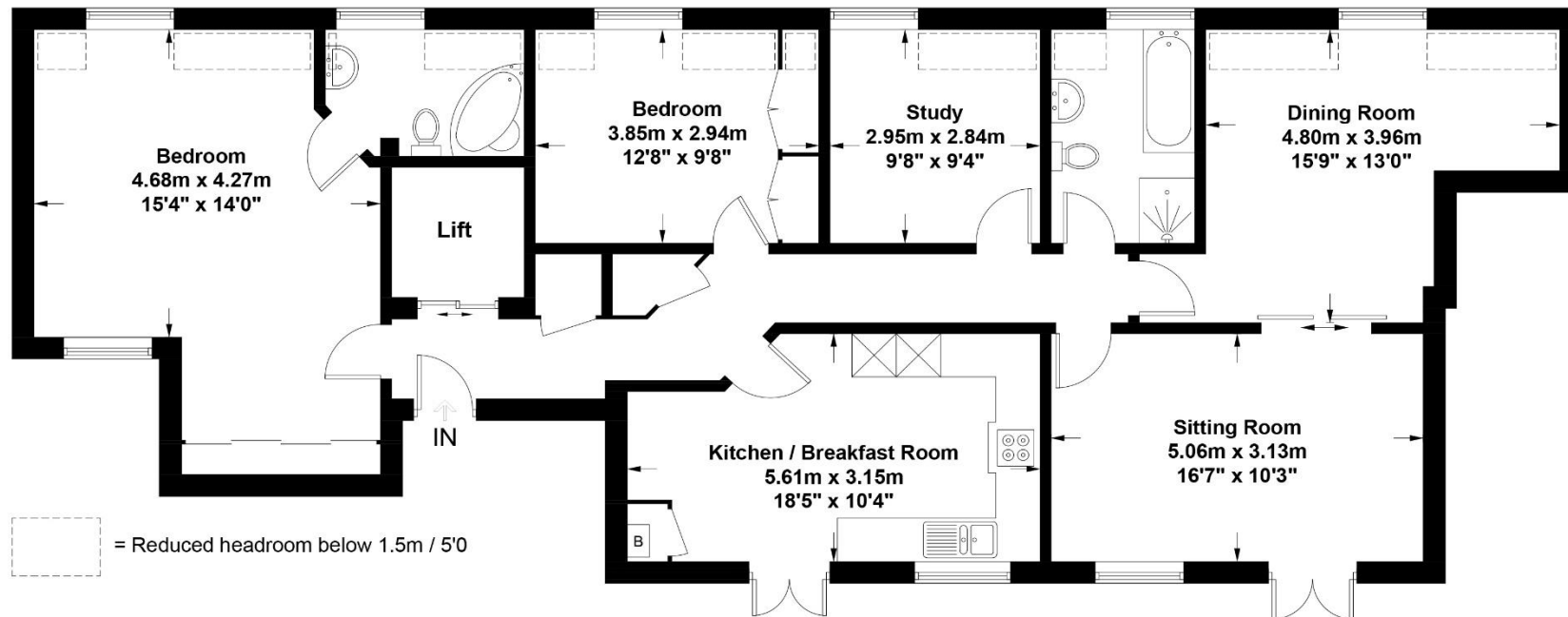
LEASE INFORMATION

Council Tax Band: (G) - £3,027.75 pa. (2020/2021).
Leasehold (share of freehold) with 975 years remaining.
Service Charge: Approx. £150.00 pcm.
Managing Agents: Cambray Property Management.

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Approximate Gross Internal Area = 125.9 sq m / 1355 sq ft
(Including Lift)



This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Cheltenham Home Inspection © 2021