



Suffolk Square, The Suffolks, GL50 2DR

CR
Guide Price £300,000



Suffolk Square

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Situated on the prestigious Suffolk Square in the heart of Montpellier, this charming two bedroom apartment offers a unique opportunity to enjoy characterful living in one of Cheltenham's most sought after locations.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Share of The Freehold
- Two Bedroom Apartment
- Modern Refurbished Bathroom
- Striking Residential Montpellier Square
- Use of Courtyard Garden
- Off Road Parking





Located in one of the most prestigious squares in Cheltenham and opposite the peaceful bowling green and benefitting from both front and rear access, is this beautiful two bedroom lower ground apartment featuring a private courtyard garden, with spacious living accommodation, and off road parking, making it ideal for those seeking a well positioned and comfortable home close to local amenities.

Hallway: Upon entering the property, you are greeted by a welcoming hallway which doubles as a functional home office space, offering flexibility for modern lifestyles.

Living Room and Dining Room: The generously sized living and dining room is carpeted throughout and features a striking fireplace with marble surround. Built in alcove storage provides practical charm, while French doors open out to the private courtyard garden, ideal for al fresco dining.

Kitchen: Accessed from the living area, the kitchen features wood flooring and offers ample storage and workspace. It includes a built in tall fridge freezer and ceramic hob.

Bedroom One: The main double bedroom faces the front of the property, offering a peaceful retreat with carpeted flooring and a light, neutral finish.

Bedroom Two: A second room, also facing the front, provides flexibility as a guest bedroom or an additional home office. Bright and neutrally decorated, it offers valuable extra space.

Bathroom: The recently refurbished bathroom is finished to a high standard, with stylish white tiles, a white suite comprising a bath with overhead shower, WC, and a vanity unit with storage beneath the sink. A mirrored cabinet with optional backlighting completes the contemporary look.

Outdoor Space: The property enjoys two private outdoor areas: a rear courtyard garden accessed via French doors from the living room, ideal for al fresco dining and entertaining, and a front patio area, also large enough to accommodate a dining table and chairs.

Parking: Parking is available on a first come, first served basis with four spaces to the rear and two to the front of the property. The apartment also falls within a resident permit parking zone for additional convenience.

Location: Tucked away in the vibrant and much sought-after Suffolks area of Montpellier, this stylish basement flat offers the perfect blend of character, comfort, and convenience. Just steps away from an eclectic mix of restaurants, buzzing bars, artisan coffee shops and independent cafes, it's an ideal spot for those who love to be at the heart of it all. Whether you're enjoying a relaxed brunch around the corner or exploring the boutique shops nearby, this is a location that truly has it all. Just a short stroll away lies the stunning Montpellier Garden, a beautifully landscaped green space that hosts a range of popular festivals throughout the year, including the Jazz Festival, Literature Festival and renowned Food and Drink events. Whether you're a first-time buyer, an investor, or simply looking for a charming home in one of Cheltenham's most desirable neighbourhoods, this flat is a must-see.

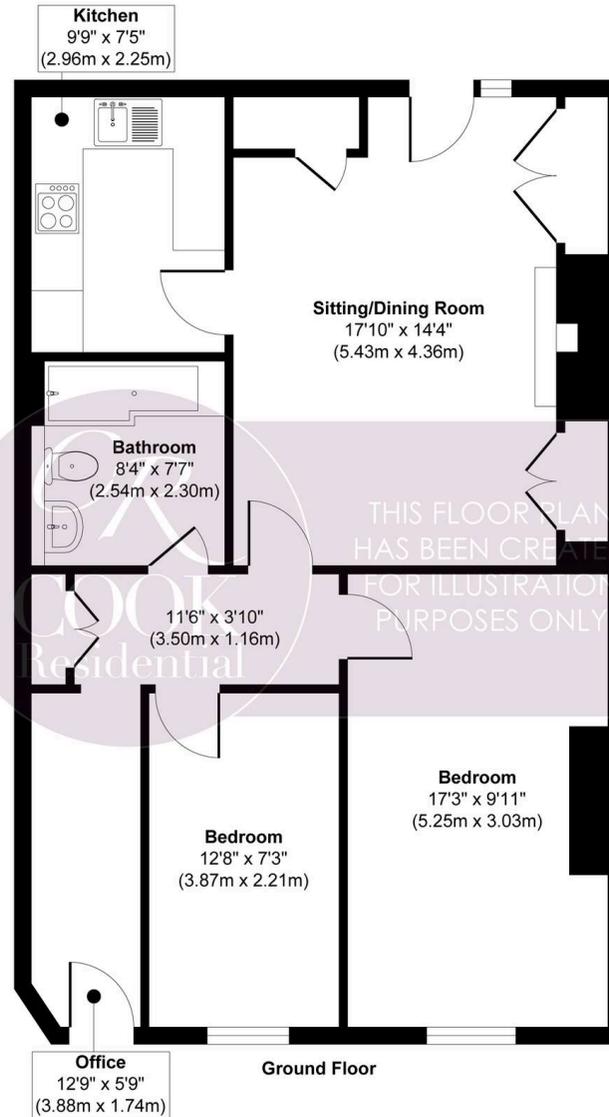
Tenure: Share of Freehold

Lease Length: 954 Years Remaining

Service Charge: £2,160 per annum

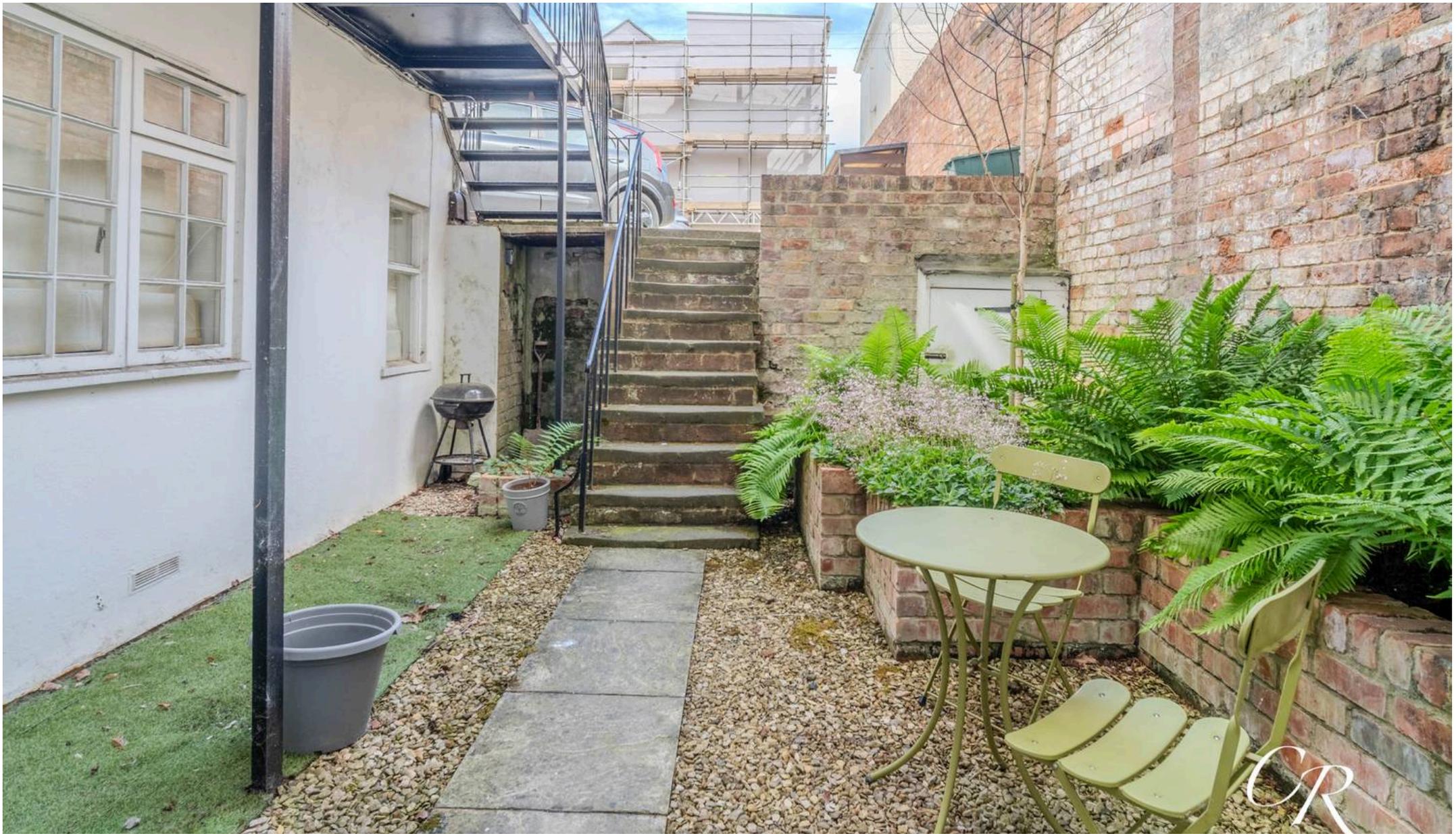
Council Tax Band: C

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Approx. Gross Internal Floor Area 777 sq. ft / 72.24 sq. m
Produced by Elements Property





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