



Montpellier Grove
Montpellier, Cheltenham, GL50 2XB

Perry Bishop
and Chambers

the agent who keeps you informed

Montpellier Grove

Montpellier, Cheltenham, GL50 2XB

Price: £500,000

The Property

This magnificent wing of a Grade II listed period villa is the epitome of apartment living, while retaining the feel of a house, being set over three floors.

The elegant staircases remind us of a bygone era and the high ceilings draw the eye to ornate coving. Conversions can be controversial, but here the perfect illustration of a sympathetic remodel, is in the balanced room proportions and excellent light levels throughout.

The living space nods toward more contemporary design in its semi open plan layout, with the 17' x 16' drawing room leading to the 14' x 14' dining room. The galley style kitchen is dominated by a fantastic exposed brick fireplace and perhaps another 21st century option might be to create a sophisticated open plan kitchen dining space.

With a stylish guest cloakroom and a 17' bathroom, a 17' bedroom is complimented two further bedroom options at 14' x 12' and 11' x 11' and all of these bedrooms offering attractive views of the resident's gardens or Cheltenham's contrasting architecture.

With residents permit parking available to complete the package and to quote an estate agent's cliché, this really is a rarely available type of property that must be seen.

Amenities

The property is located within walking distance of Montpellier offering a range of bars and restaurants as well as boutique shops. Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz. There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema. There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

From The Promenade, pass Queens Hotel and at the island with Montpellier gardens, turn left, passing the tennis courts. Passing the right hand turn for Suffolk Square, the next right turn leads into Montpellier Grove, with the property being located some way along on the right hand side.

Viewings

To view please make an appointment through our Cheltenham Office – 01242 246980

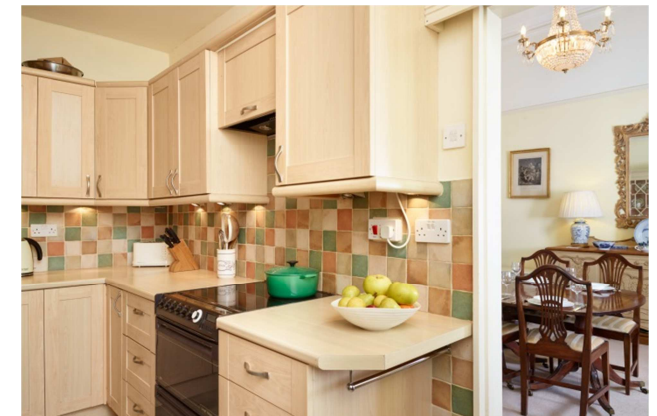
Local Authority

Cheltenham Borough Council
Council Tax Band D

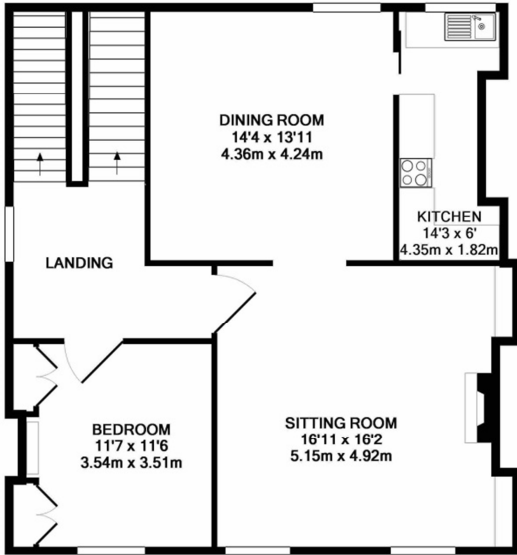
Services and Tenure

We believe the property is served by mains electricity, gas, water, drainage. The vendor informs us that the tenure is share of freehold, with a 999 year lease from 1962, service charge is £1320pa and managed by Cambay management company. Confirmation has been requested – please contact us for further details. The above should be verified by your solicitor or Surveyor.

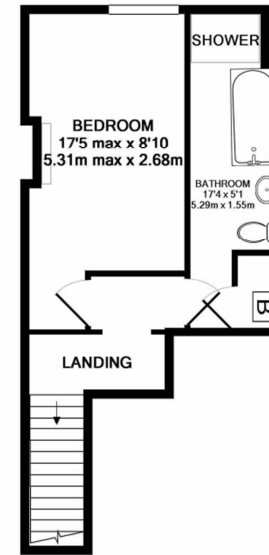
EPC Rating not required, Grade II listed building



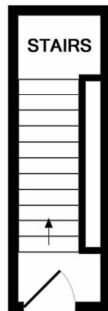




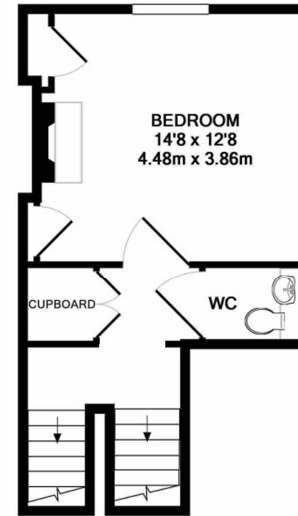
2ND FLOOR
APPROX. FLOOR
AREA 835 SQ.FT.
(77.5 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 63 SQ.FT.
(5.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1482 SQ.FT. (137.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Disclaimer: these particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. Room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. Measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

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