



EXCHANGE COURT

PARABOLA ROAD | CHELTENHAM

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£3,750 PCM

Available from: Immediately

Holding Deposit: £885.38

Tenancy Term: 12 Months

Council Tax Band: D

EPC Band: B

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ground floor • communal

Entrance Hall • Elevator

Video Entry System

first floor • apartment

Open Plan Living, Kitchen, Dining • Balcony

Entrance Hall & Storage • Utility Room

Master Bedroom with Luxury En Suite

Additional Two Bedrooms with En Suites

outside

Allocated Parking • Communal Gardens



the property

This three bedroom executive apartment is located on the sought after Parabola Road, a short walking distance to Cheltenham Ladies College and all the conveniences Montpellier has to offer. The Exchange is an exclusive development of twelve premium apartments, benefitting from high end interiors, EV charging facilities, manicured front communal gardens, secure video entry system and a communal lift.

The apartment is located on the first floor, suiting a single professional, couple or family and consists of Entrance Hallway with storage, leading into the main open plan living/ dining/ kitchen space. The bright living space consists of an exquisitely finished modern kitchen including fridge and freezer, dishwasher, wine fridge, two ovens, combination microwave oven and extracted induction hob. The living space also includes a built in media wall, and leads to the east facing balcony looking out onto Parabola Road.

The home has three double bedrooms facing the quiet and private rear of the building, each with immaculate tiled en suites and feature marble walls. Two of the bedrooms have built in wardrobes, and all three benefitting from multi feature lighting options. The apartment is completed with a separate utility room housing the washing machine and dryer.

The property further benefits from gas central underfloor heating, a secure video entry system, landscaped communal gardens, two allocated gated parking spaces, EV charging facilities and is offered unfurnished.



OPEN PLAN



3 BEDROOMS



2 EN-SUITES



BALCONY



ELEVATOR



EV CHARGING



COMMUNAL GARDEN



EN SUITE BATHROOM



VIDEO ENTRY SYSTEM



2X ALLOCATED PARKING



CENTRAL LOCATION



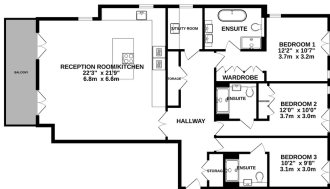
HIGH-SPEC FINISHING



the floorplan

FIRST FLOOR

1253 sq.ft. (116.4 sq.m.) approx.



Printed in Great Britain

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State of California 10/2005

