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## **11 Montpellier Terrace Apartments Montpellier, Cheltenham GL50 1AF**

- 'A1' Location for Luxury 1<sup>st</sup> Floor Apartment
- Immaculate, Light and Airy Accommodation
- Large 17' x 15' Reception Room opens to...
- 11' x 9' Kitchen/ Breakfast with Appliances
- Sizeable 15' Double Bedroom w. Wardrobe
- High End Porcelain Tile Bathroom Suite
- Fitted Blinds & Oak Flooring Throughout
- Lift Access + Underground Parking Bay

**£235,000**

***Sought After Montpellier Terrace for Superior 625 sq. ft  
First Floor Apartment...***

***Designer Finish, Oak Flooring, Lift Access &  
Underground Parking Bay! ...***

***Comprising... 11' Entrance Hall & Storage, Airy 17' x  
15' Reception opening to 11' Kitchen with All Appliances,  
Sizeable 15' x 12' Bedroom with Large Built-in Wardrobe &  
High-End Porcelain Bathroom Suite...***



**NO ONWARD CHAIN**

## Communal Areas

Wrought iron gates to paved path to recessed porch with adjacent video entry panel plus glazed front door. Once inside, choice of lift or stairway the first floor and also to the basement level private parking facility.

## Apartment Entrance Hall

Authentic dark oak flooring, recessed ceiling spotlights, brush-steel power points and switches, ceiling smoke detector, mini electric radiator. Panelled door to airing cupboard (with shelving and hot water cylinder) Panelled doors to double bedroom, bathroom and...

## Sitting & Dining Room

**17' 7" x 15' 0" (5.36m x 4.57m) Max**

Dual double-glazed windows with fitted blinds\*, pendant light points, dual electric radiators, brush steel power points, and switches, authentic dark oak flooring, breakfast bar with stools adjacent to...

## Kitchen Area

**11' 4" x 9' 0" (3.45m x 2.74m)**

Continuation of the dark oak floor plus, a comprehensive range of white 'high-gloss' eye, base and drawer units (with 'soft close'), granite effect work surfaces and splashbacks. Inset electric oven, induction hob, stainless steel splash-back and matching extractor hood. Inset 1.5 bowl sink and drainer with mono tap. Integrated base level refrigerator and freezer. Integrated dishwasher and automatic washing machine. Brush steel power points and switches, recessed ceiling spotlights.

## Double Bedroom

**15' 7" x 11' 0" (4.75m x 3.35m)**

Double glazed window with fitted blind. Double doors to large walk-in wardrobe. Authentic oak flooring, pendant light point, brush steel power points, TV point and switches, electric radiator.

## Bathroom Suite

**7' 4" x 6' 6" (2.23m x 1.98m)**

Panelled bath, wall mounted shower system, glass shower screen. Semi recessed wash basin and W.C, chrome ladder style heated towel rail, ceiling extractor fan, recessed ceiling spotlights, porcelain tile floors and walls.

## Under Ground Parking

Accessible via the lift or stairway – Comfortable parking space for one vehicle.

## Tenure

Leasehold with c. 990 years left unexpired.

## Service Charge

£152 per calendar month / No ground rent payable.

## Services

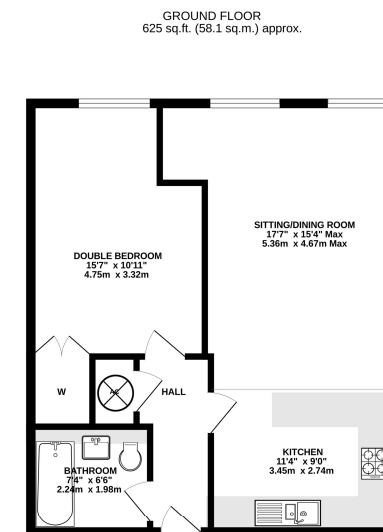
Mains Electricity, Water and Drainage appear connected – seek verification prior to purchase.

## Council Tax

Band 'B' – Cheltenham Borough Council.

## Viewing

By prior appointment via Sam Ray Property



TOTAL FLOOR AREA: 625sq ft. (58.1 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, it is not intended to be used as a legal document. The plan is for guidance purposes only and should be used in conjunction with any property particulars. The actual layout of the property may vary from the floor plan and is not intended to be used as a legal document. The floor plan is for guidance purposes only and should be used in conjunction with any property particulars. The actual layout of the property may vary from the floor plan and is not intended to be used as a legal document.