

42E MONTPELLIER SPA ROAD,  
CHELTENHAM, GLOUCESTERSHIRE, GL50 1UL

 Charles Lear



## 42E MONTPELLIER SPA ROAD

An outstanding two bedroom, two bathroom apartment situated on the second floor along one of Cheltenham's most sought after tree lined roads. The apartment has been fully refurbished, offers stunning views over Montpellier Gardens, and benefits from a lift and allocated subterranean parking.

### DESCRIPTION

Stone steps lead up to the communal entrance door where a code provides access into the communal entrance. A lift and stairs provide access to the second floor where Apartment E may be found. The entrance hall leads through to the living space which has been thoughtfully designed to incorporate a peninsula kitchen with breakfast bar together with separate dining and seating areas with three large sash windows providing the maximum of light. The kitchen is contemporary and handleless in style, benefits from integrated appliances and a boiling water tap. Both bedrooms are of excellent double proportions with the principal bedroom having a large array of fitted wardrobes and a contemporary en-suite shower room. The guest bedroom, which also benefits from a wall of fitted wardrobes, has use of a beautifully appointed bathroom that couples as a cloakroom and has a separate shower enclosure. The southerly facing windows at the front of the property afford this apartment exquisite views over Montpellier Gardens. The allocated subterranean parking may be accessed by car at the end of the terrace on Trafalgar Street, whilst pedestrian access may be obtained through the use of the stairs at the front of the building.





### SITUATION

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

### GENERAL INFORMATION:

Local Authority: Cheltenham BC - 01242 262626.

Council Tax Band: TBC – though likely to be D or E.

Tenure: Leasehold with a Share of the Freehold and 970 years remaining on the original lease.

Service Charge: £2,184.94 pa. 2024.

Managing Agents: Cambray, Cheltenham.

### VIEWINGS

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

## Approximate Gross Internal Area 864 sq ft - 80 sq m

