

88 CENTURY COURT,

MONTPELIER GROVE, CHELTENHAM, GLOUCESTERSHIRE, GL50 2XR



## 88 CENTURY COURT

This spacious and well-presented contemporary third floor apartment forms part of the prestigious Century Court development. The property offers a prospective purchaser the opportunity to acquire a safe and secure two double bedroom home with the benefit of secure underground parking and two balconies, one of which is south facing and overlooks a mature tree lined communal garden.

- Spacious reception hall with two storage cupboards
- Refurbished kitchen with integrated appliances
- 26' x 17' sitting/dining room with access to a south facing balcony
- Principal bedroom suite, complete with a range of fitted wardrobes, a refurbished contemporary en-suite shower room and access to a balcony
- Guest bedroom also with access to a balcony
- Recently refurbished principal bathroom
- One secure allocated subterranean parking space
- Beautifully maintained communal grounds and shared use of the onsite gymnasium

This award winning modern development of purpose built apartments and town houses enjoys a high degree of popularity within the town. Apartment 88 is situated on the third floor offering beautifully bright, spacious and well-presented accommodation with the benefit of a replacement kitchen and both bath/shower rooms. The two generously proportioned bedrooms are complemented by the spacious open plan sitting/dining room which has access to a south facing balcony, and the outstanding kitchen which has a selection of integrated appliances. The property further benefits from lift access and one secure subterranean parking space as well as being within a short walk of all of the towns most favoured districts.





#### SITUATION

Century Court is located on Montpellier Grove a peaceful residential backwater which forms part of the fashionable Montpellier district. Close to the development there is an excellent choice of amenities in the Suffolk's, on the Bath Road and Montpellier including independent restaurants, café's, bars and boutiques. Also within walking distance are a number of the town's finest schools including world renowned Cheltenham Ladies College and Cheltenham College as well beautiful open green spaces to enjoy such as Imperial and Montpellier Gardens. The development is conveniently located for access to the main transport links including the A40, M5 motorway at J.11.

#### GENERAL INFORMATION

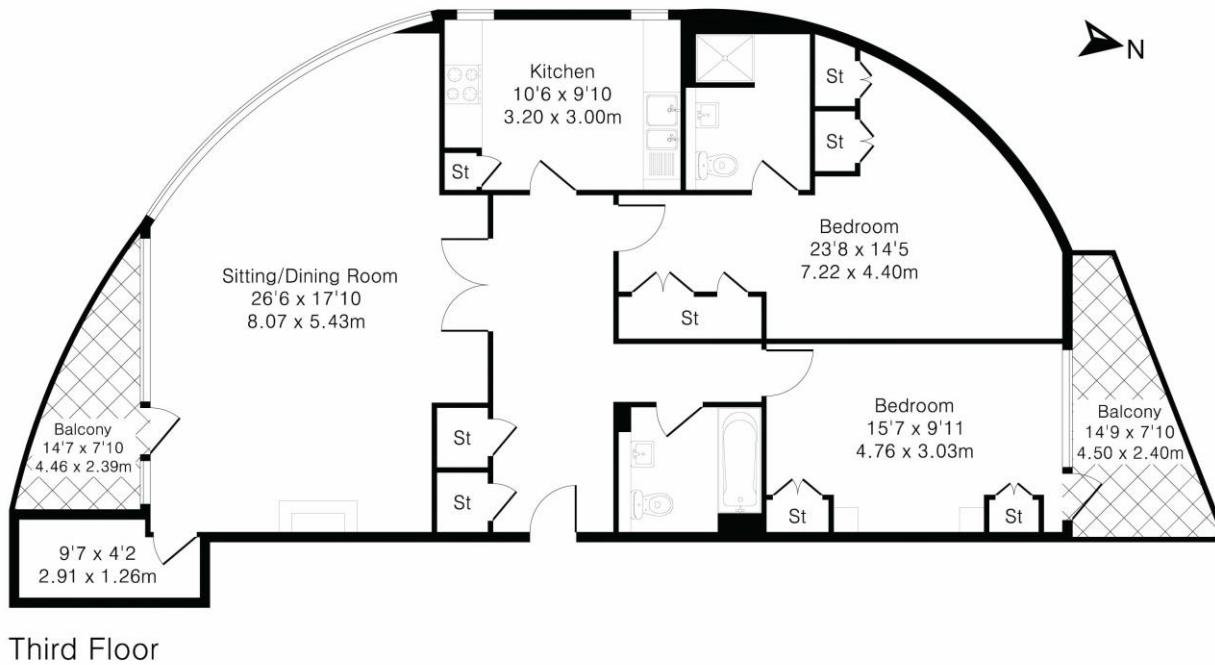
Mains water, electricity, gas and drainage are connected.  
Leasehold with 979 years remaining.  
Service Charge - £4,800.00 pa.  
Ground Rent – £125.00 pa.

Cheltenham Borough Council: 01242 262626.  
Council Tax Band: (E) - £2,229.00 pa.  
EPC Rating: B

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



Approximate Gross Internal Area 1216 sq ft - 113 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

