

ONE LYPIATT,
LYPIATT DRIVE, CHELTENHAM, GL50 2QP



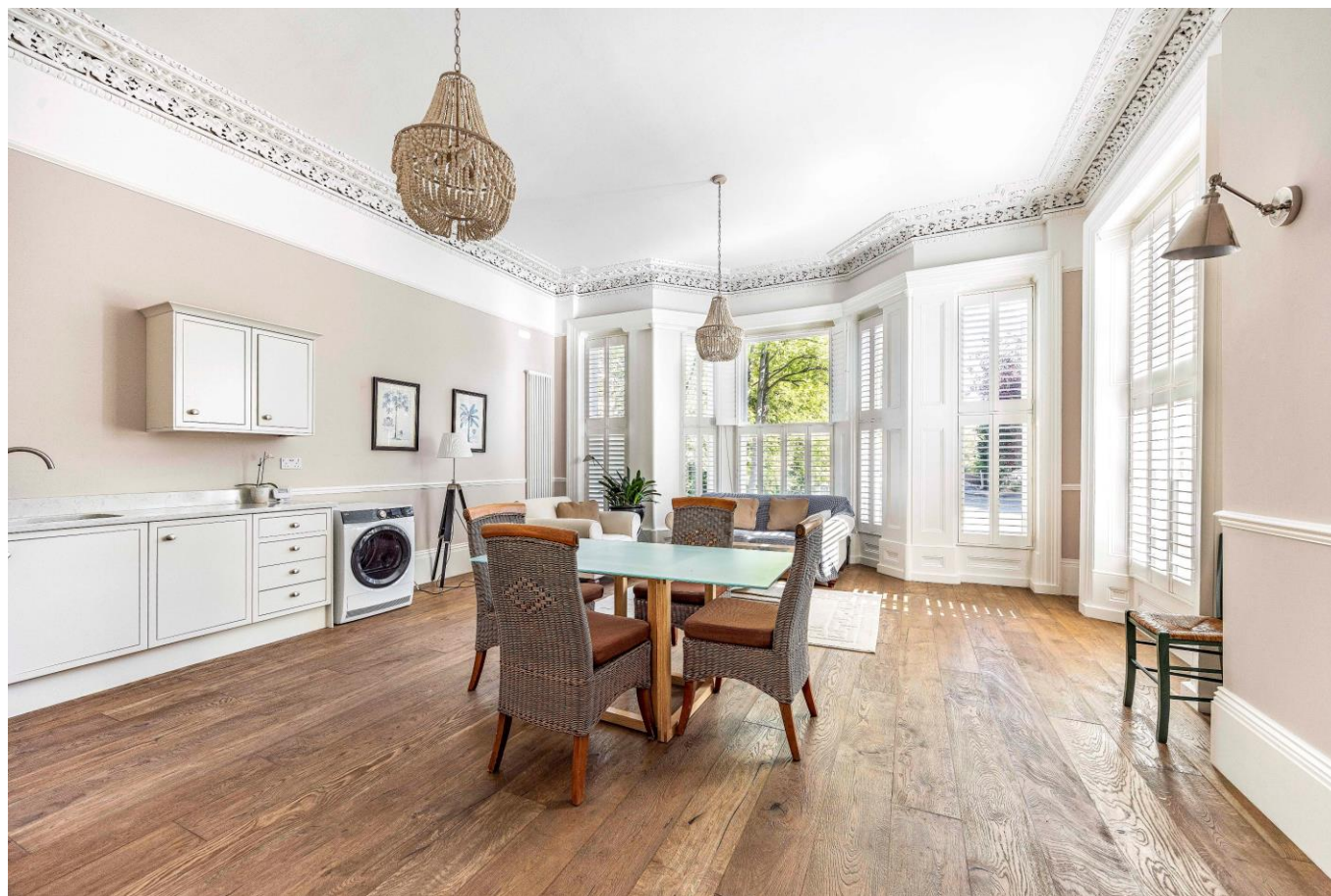
ONE LYPIATT

A well-proportioned one-bedroom apartment on the raised ground floor of a distinguished Grade II Listed villa, with allocated parking and access to a south-west facing communal garden.

Set in the heart of Montpellier, the apartment extends to 731 sq ft and is arranged around a generous principal reception room. Tall sash windows and fine cornicing emphasise the scale and light, while the plan comfortably accommodates cooking and dining alongside a relaxed area for everyday living and entertaining.

The bedroom mirrors the sense of volume, with high ceilings and fitted cabinetry set neatly within the alcoves. Off the hallway, a contemporary shower room offers clean lines and practical storage.

Residents enjoy a quiet, south-west -facing communal garden — an unusual amenity in this central position — and the convenience of an allocated off-street parking space.





SITUATION

Lypiatt Drive is located within a very short walk of the popular shops, boutiques, bars and restaurants in Montpellier and The Suffolk's whilst the beautiful Montpellier and Imperial Gardens which play host to a number of Cheltenham's internationally recognised festivals are within striking distance. The town's High Street and Promenade with their wide range of shops and amenities are also within a just few minutes' walk.

GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage are connected to the property

Tenure: Leasehold, with 243 years remaining.
Service charge: approx. £1,867 per annum
Ground rent: approx. £300 per annum

Local Authority:
Cheltenham Borough Council: 01242 262626
Council Tax Band: C

VIEWINGS

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



Approximate Gross Internal Area = 67.9 sq m / 731 sq ft

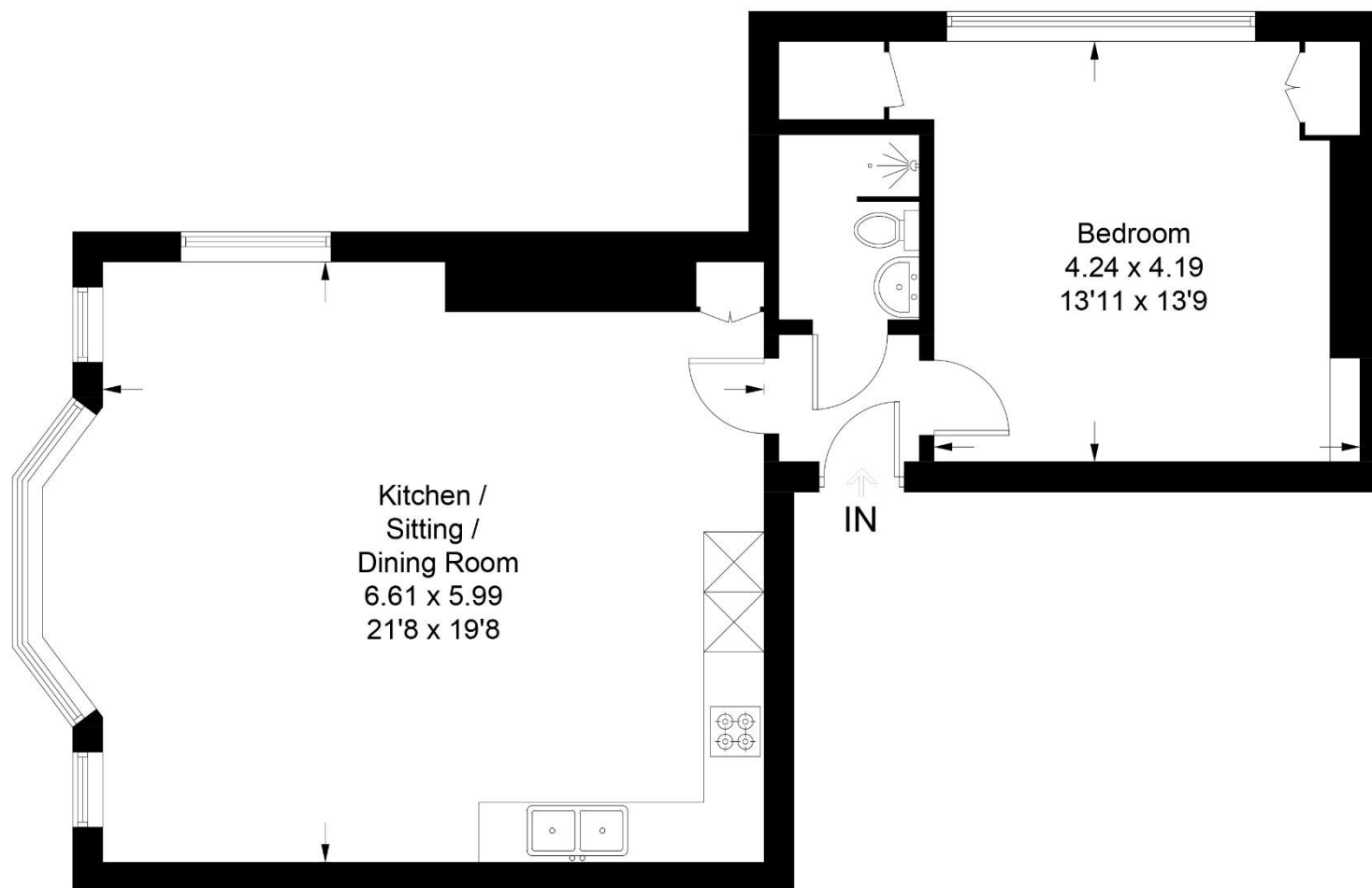


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