



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



Flat 25, The Courtyard, Montpellier Street,  
Cheltenham GL50 1SR  
Guide price £280,000



## Flat 25, The Courtyard, Montpellier Street, Cheltenham GL50 1SR

A wonderfully located two bedroom apartment, in one of the most desirable areas of Cheltenham and offered on a chain-free basis.

### Full Description

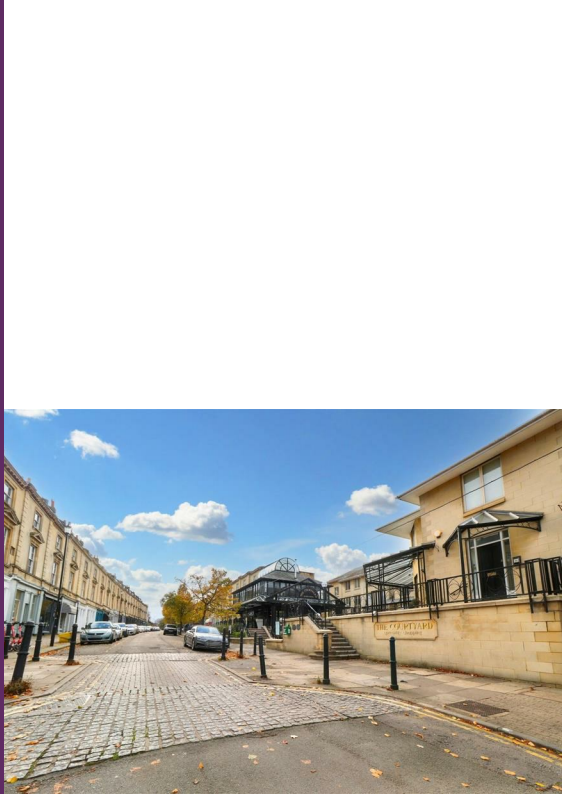
A superb apartment in the heart of Montpellier, this two bedroom property allows you the pleasure of living in one of the most desirable areas of Cheltenham, but in a more modern 1985's build.

Located within a smart development surrounded by boutique shops, cafés and eateries, this no chain apartment is a delight.

We enter into a spacious hallway providing access to a light living room with space for dining, and separate kitchen. The property houses two bedrooms, one a large double with convenient fitted wardrobes, and a smaller double bedroom alongside it with storage. These have shared use of a bathroom.

Externally, the property benefits from a very handy off-road parking space.





### Further Information

Cheltenham is famed as one of the most complete Regency towns in England, offering Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. Cheltenham, also, offers a thriving cultural scene that includes two concert halls and three theatres. There are a number of festivals hosted in Cheltenham through the year, such as the festivals of literature, science, food and drink and jazz. However, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, an attraction that draws the public to the town year after year.

Tenure: Leasehold - Leasehold

Management Company - Ash Chartered Surveyors

Lease Duration: 125 years from August 1985

Service Charge: £1,150.00 per annum, reviewed annually.

Ground Rent: N/A

No Airbnb

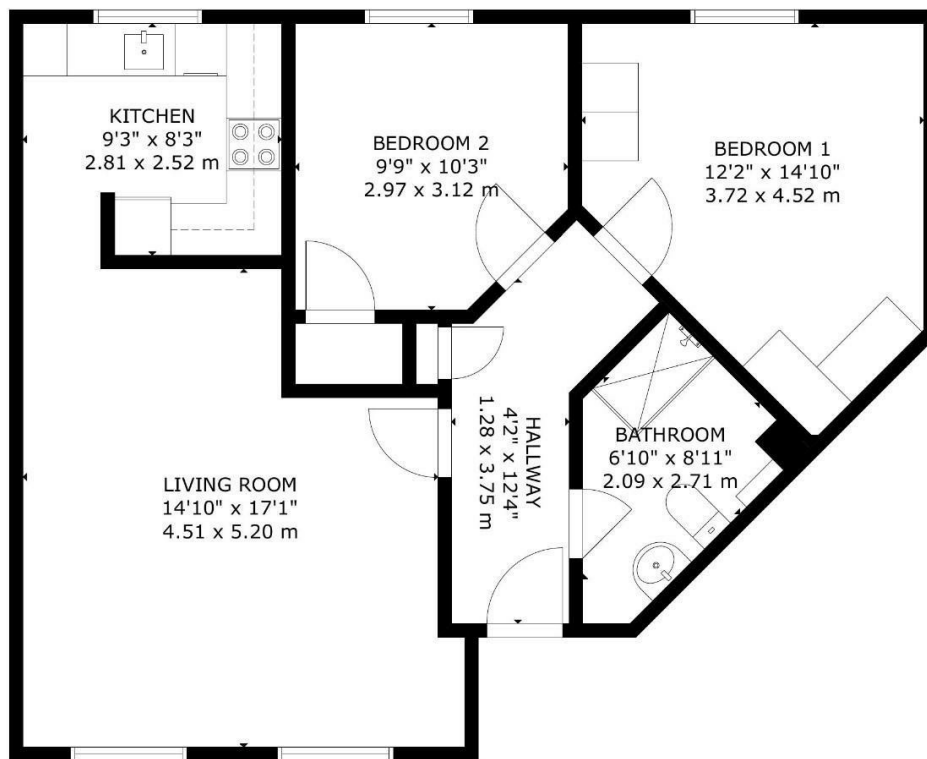
Pets permitted subject to certain conditions.

Services: Mains electricity, water, and drainage.

Council Tax Band: C

Local Authority: Cheltenham Borough Council.Tel.01242 26 26 26

# Floor Plan

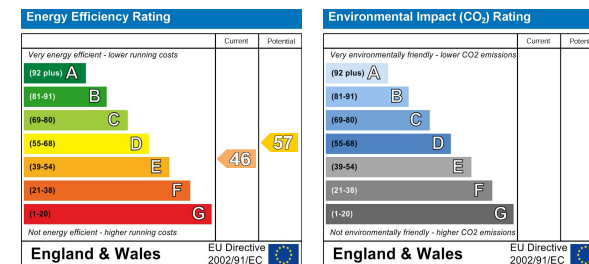


GROSS INTERNAL AREA  
 TOTAL: 65 m<sup>2</sup>/703 sq ft  
 GROUND FLOOR: 65 m<sup>2</sup>/703 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

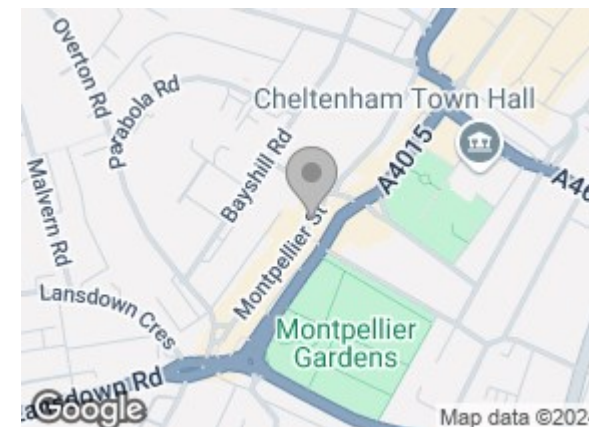
GROUND FLOOR

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# Energy Efficiency Graph



# Area Map



# Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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