



37 Century Court, Montpellier Grove, Montpellier, Cheltenham, Gloucestershire GL50 2XR

This spacious second floor, three bedroom apartment is located within the desirable Century Court development which offers convenience and security together with contemporary style living. The property is in a prime position within Century Court with the advantage of two balconies and views to the front over Cheltenham College and beyond to the hills.





A fabulous, double aspect three bedroom apartment forming part of his highly-regarded building, centrally located with lift and underground parking.

The accommodation is light and airy with a spacious hallway providing plenty of storage, access to the principal rooms together with a well-appointed shower room and a useful utility room.

The sitting room provides good sized living space with access to a balcony and ample space for a dining table. Located off the sitting room is the kitchen which is well appointed with an extensive range of wall and base units and fitted appliances. The spacious principal bedroom has a en-suite bathroom, fitted wardrobes and a door leading to the rear balcony overlooking well-tended gardens and grounds. There are two more good sized bedrooms both with fitted wardrobes, one with a en-suite shower room and both with access to a balcony.

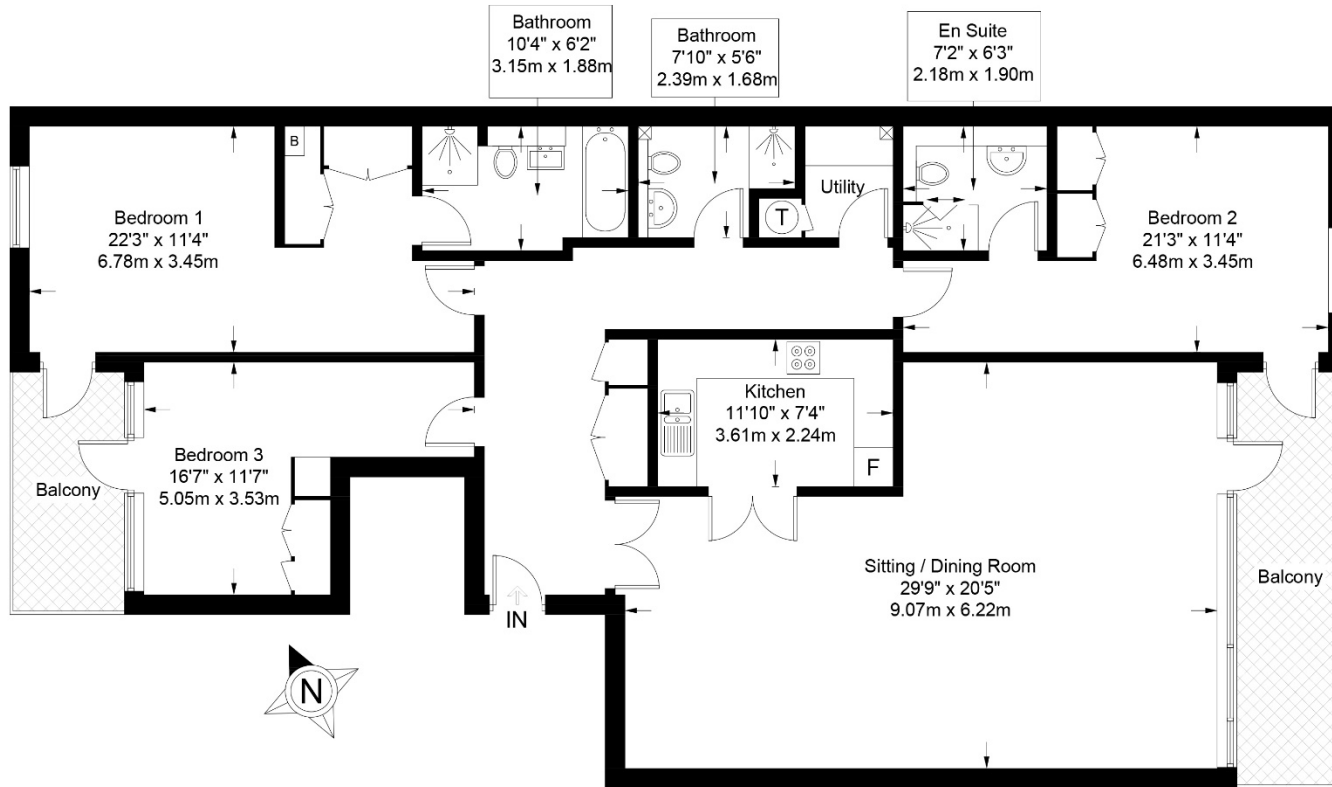
The apartment incorporates sealed unit double glazed windows and a gas fired boiler for central heating and hot water.

The allocated parking space in the underground car park is close to the lift which provides access to the front door of the apartment. The communal recycling and refuse collection systems are housed in the underground car park.

Century Court benefits from a gym that is available for the use of residents and an onsite property manager during weekdays. The communal gardens incorporating a water feature and seating areas offer a tranquil retreat in the heart of Cheltenham.

This is a rare opportunity to purchase a spacious apartment with an attractive aspect within this secure development located in this delightful area of Cheltenham.





## Lease Details:

Tenure: Leasehold.  
 Lease: 999 years from 1st June 1999.  
 Service Charge: £5560 per annum.  
 Ground Rent: £317.20 per annum.  
 Managing Agent: Easton Bevins.

## General:

Services: All main services are believed to be connected.  
 Local Authority: Cheltenham Borough Council.  
 Council Tax: Band F  
 EPC: B  
 Parking: Allocated underground car parking.  
 Title Number: GR237209

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 Approximate Gross Internal Area 1602 sq ft / 148.8 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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