



24 Century Court, Montpellier Grove, Cheltenham, GL50 2XR

**ONE OF THE FINEST POSITIONED GROUND FLOOR THREE BEDROOM APARTMENTS IN THIS
HIGHLY SOUGHT AFTER SECURE DEVELOPMENT IN MONTPELLIER.**

A rare opportunity to acquire a 3 bedroom ground floor apartment in Century Court a popular development favoured for its close proximity to the Bath Road and level walk Montpellier.

It is exceptionally well maintained and run with a high degree of security. A truly wonderful environment to reside in.

This particular layout the largest of the lateral three bedroom style. Access to the apartment is either by lift access directly from the underground parking or through the neat communal hall (with a small low rise of steps to the front door). On entering the generous hall provides access off to all rooms. Double doors lead through to the 30' x 20'6" double aspect Drawing room. With its large picture window overlooking Cheltenham College and 20'7" balcony, it creates a wonderful entertaining space.

The kitchen has space for a small table and a window providing natural light and ventilation.

The Master Bedroom suite comprises a dressing area, four piece en suite plus access to the additional west facing balcony. The second bedroom has an en suite shower and there is also a guest shower room. Bedroom 3 is currently used as study.

The utility room has plumbing for domestic appliances, gas central heating boiler and pressurised unvented water cylinder. The underground parking provides secure parking for one vehicle and space for a bicycle. Please note that currently there is no provision for electric vehicle charging. Century Court residents enjoy the use of the communal gardens, gymnasium and site manager.

Tenure: Leasehold.

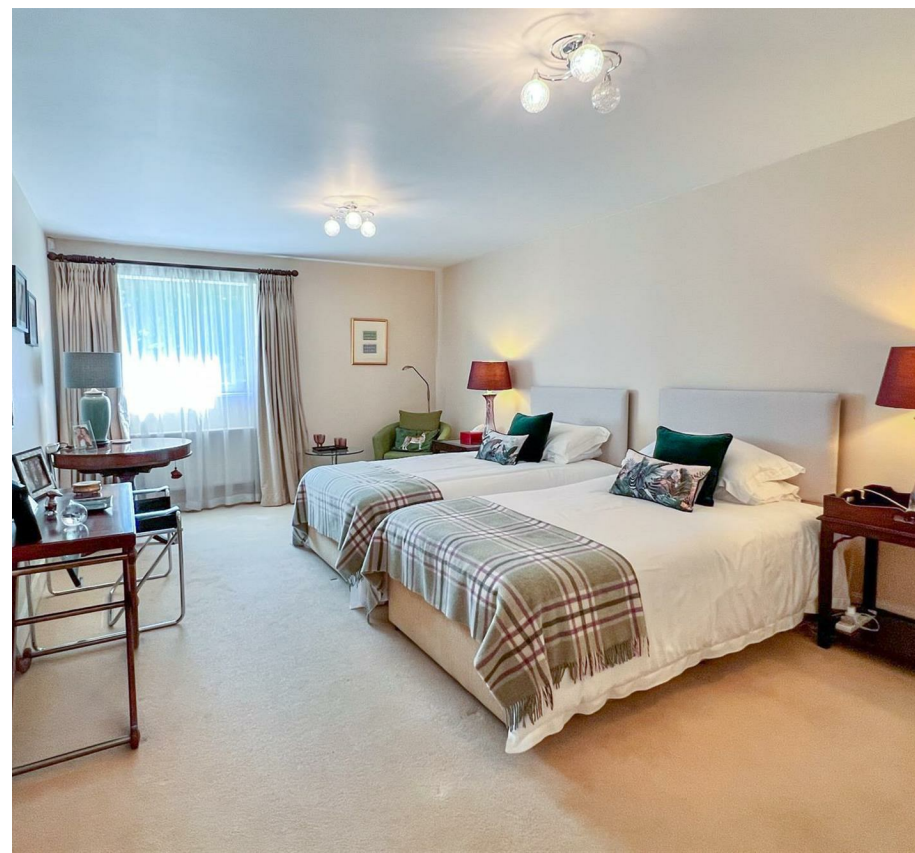
Lease: 999 years from 1st June 1999.

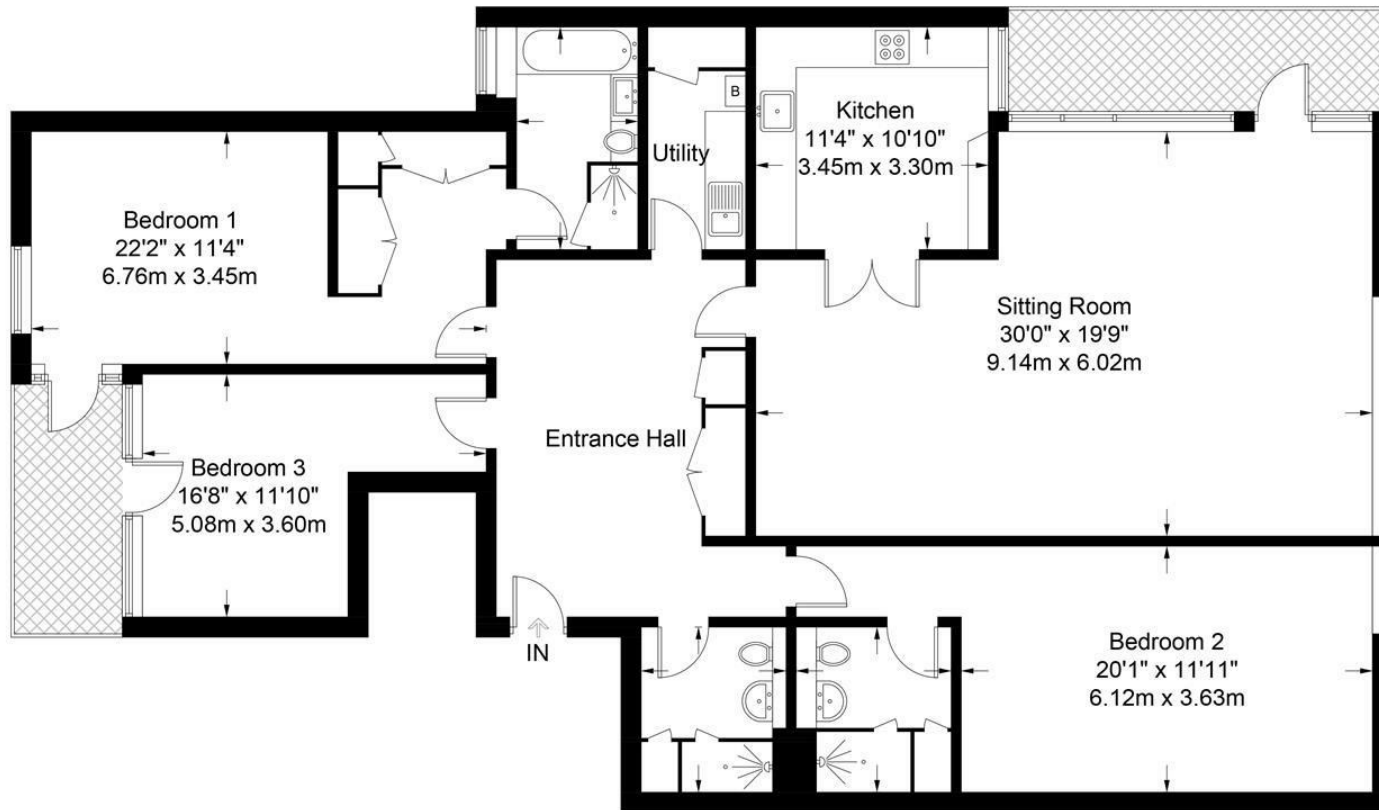
Service Charge: £5,560

Ground Rent: £317.50 per annum

Managing Agent: Easton Bevins.







Approximate Gross Internal Area = 1856 sq ft / 172.4 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.
Please check all details before making any decisions reliant upon them.
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Tenure: Leasehold
Title Number: 18625178
EPC: C
Council Tax: F
Area: 1856.00 sq ft
Property Ref: 18625178

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