

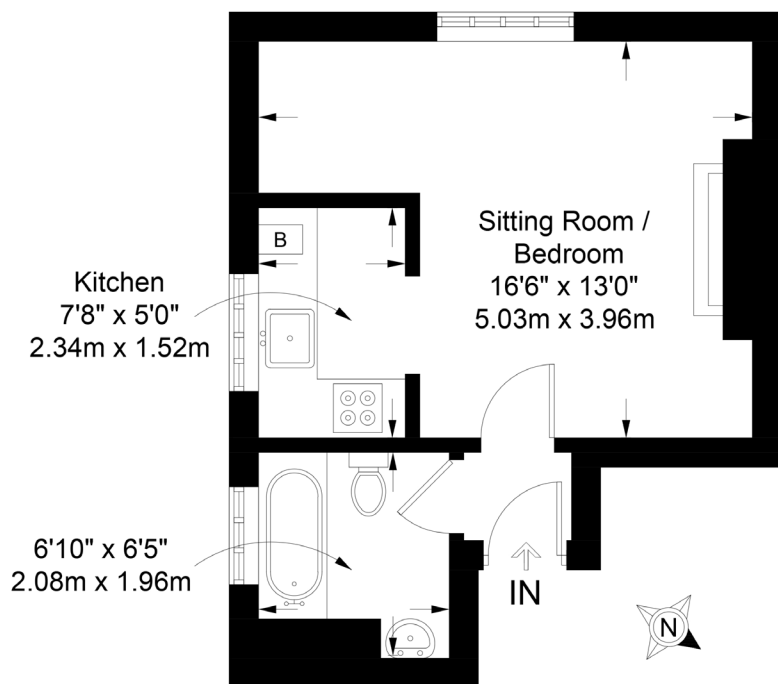
Flat 2 39 Montpellier Terrace,

Montpellier, Cheltenham, Gloucestershire GL50 1UX

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A very rare property for the Montpellier area being a STUDIO FLAT forming part of this Grade II listed property, ideally suited to the first or investment purchaser, enjoying a convenient location opposite Montpellier Gardens. Entrance hall, Sitting/bedroom, bathroom & fitted kitchen. Gas fired central heating.



A first floor studio apartment located within a Grade II listed period building close to facilities and opposite Montpellier Gardens. The property is approached the buildings main entrance.

The front door opens in to the entrance hall, with entry phone and a door leading into the sitting/bedroom which has a period fire place and window to the rear. A archway leads to a fitted kitchen with appliances and natural light. A door from the entrance hall leads to a bathroom, fitted with a traditional white suite comprising a bath with shower over, W.C. and basin.

The property has recently been redecorated and has newly fitted carpets. Heating is via a gas fired boiler to radiators.

Property of this kind is very rare within Montpellier and would suit an owner occupier or investment purchaser.

Lease Details

Tenure: Leasehold with a share of the freehold.

Lease: 999 years commencing 25th December 2018.

Service Charge: £1,122 per annum.

Ground Rent: The ground rent is not collected.

Managing Agents: CMG Gloucester.

PLEASE NOTE: NO PETS OR SHOERT TERM LETS PERMITTED.

General

Services: Mains electric, water and drainage are connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band A.

EPC: D (58/73)

Title Number: GR382477

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Approximate Gross Internal Area 283 sq ft / 26.3 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 firms 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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