



Flat 2 10 Montpellier Parade, Montpellier, Cheltenham GL50 1UD

This first floor flat with garden is located in a quiet position at the head of a no through lane in the heart of Montpellier. Requiring some updating the property features an bright double aspect sitting room, wide landing, kitchen, two bedrooms and two bathrooms (one ensuite). Allocated car parking.





A delightful first floor flat enjoying a special location in the heart of Montpellier.

The property is approached through double gates, with a communal entrance, serving just two properties leading to the flats front door. Stairs rise up and return to a wide first floor landing. The sitting room is double aspect and has two deep square bay windows providing plenty of natural light.

The kitchen is fitted with a range of base and wall mounted units and although functional could do with being replaced. A rear hall leads to the two bedrooms both fitted with wardrobes and one having an ensuite shower room. The main bathroom is close by and is fitted with a white suite.

Outside to the front is a good sized garden, and beyond the gates is an allocated car parking space.

The property is heated by a gas fired system to radiators.

Lease Details

Tenure: Leasehold with a share of the freehold.

Lease: 999 year lease commencing 26th January 2021.

Service Charge: 50-50 with Flat 1.

Ground Rent: c.£1

Managing Agents: The building is self-managed.

General

Services: All mains services are believed to be connected.

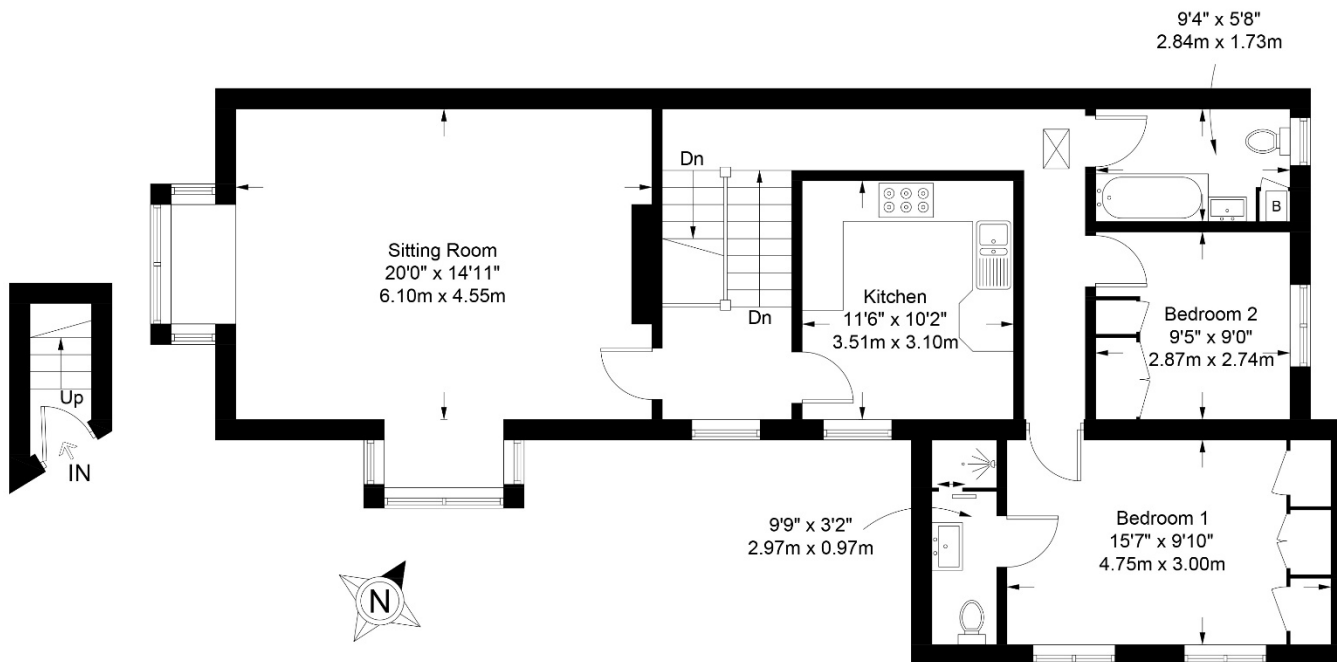
Local Authority: Cheltenham Borough Council.

EPC: D (68/78)

Parking; Allocated car parking space.

Title Number: GR232225





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Approximate Gross Internal Area 1002 sq ft / 93.1 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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