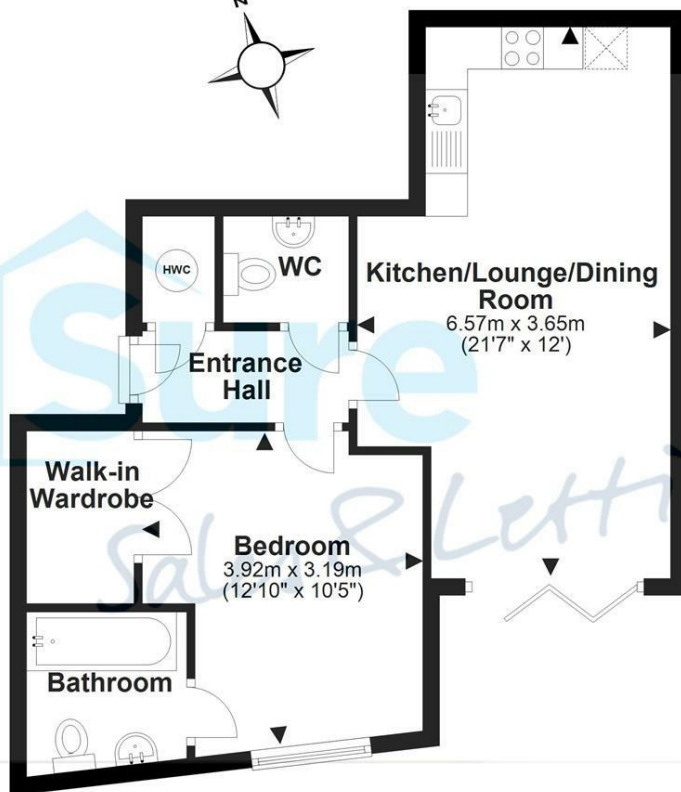




**1 LANGTON COURT
94 MONTPELLIER TERRACE
CHELTENHAM
GLOUCESTERSHIRE
GL50 1AD**

Ground Floor

Approx. 45.5 sq. metres (489.8 sq. feet)



Total area: approx. 45.5 sq. metres (489.8 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.





Leasehold

Cheltenham Borough Council B

Asking Price £215,000

A most highly recommended modern ground floor apartment found a stone's throw from Cheltenham Town Centre and Montpellier. The accommodation offers entrance hall with security entrance phone, open plan sitting room, kitchenette with fitted with washing machine, fridge freezer, oven and hob, double bedroom with built in large wardrobe and en suite bathroom also with a cloakroom and its own patio area.

The Situation: The property is found in this 'popular' area on the fringe of Montpellier/The Suffolks and the Town Centre. The Promenade and Cheltenham Town centre are found within quarter of a mile or so and there are a number of interesting local shops, restaurants and antique dealers in Suffolk Parade and on Suffolk Road.

Directions: Leave Cheltenham Town Centre (heading South) via Bath Road. After passing the Eagle Tower building at the traffic lights turn right onto Montpellier Terrace. Langton Court is found on the right hand side. We understand that Permit Parking may be available (Zone 8) via Gloucestershire County Council (to be confirmed)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	66 D
39-54	E		
21-38	F		
1-20	G		





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