



REGENCY
RESIDENTIAL



2 Montpellier House, Suffolk Square, Cheltenham, Gloucestershire, GL50 2DY
£399,950



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Summary

A beautifully presented two-bedroom garden level apartment in a stunning Grade II Listed building in the heart of Cheltenham on Suffolk Square.

Communal entrance hall, entrance hall, sitting/dining room, fitted kitchen with breakfast bar, two double bedrooms, main bedroom with ensuite bathroom, family bathroom, private patio, allocated parking.

Situation

Montpellier House is a beautiful Grade II Listed building converted in to a range of wonderful apartments and number 2 is a garden level apartment at the West end of the building, accessed at the rear with its parking close by.

Cheltenham stands renowned as one of England's most intact Regency towns and, historically, the original and most distinguished spa. Nestled less than a hundred miles from London, it gracefully rests between the Cotswold Hills and the Wye Valley. The town boasts several prestigious schools, including Cheltenham College, Cheltenham Ladies College, Dean Close, and Pates Grammar, the latter recently topping the national GCSE schools league table.

Having earned its status as a highly coveted residential destination, with a Telegraph accolade as the number 1 place in the United Kingdom to raise a family in 2015, Cheltenham is celebrated for its opulent residences gracing formal avenues and exquisite garden squares.

For those with a penchant for the finer things, the town offers Michelin-starred restaurants, numerous bars, chic boutiques, and abundant salons. Art and history enthusiasts find solace in The Wilson, Cheltenham's newly refurbished museum and art gallery. The town's cultural vibrancy is further enhanced by two concert halls and three theatres. Festivals abound, including The Wychwood Festival, literary, science, food and drink festivals, and the revered jazz festival, drawing renowned performers like Van Morrison, Jamie Cullum, and Jools Holland over the years.

Undoubtedly, the pinnacle of the year for many is the annual racing festival culminating in the Cheltenham Gold Cup, a prestigious event on the national hunt calendar. The allure of this spectacle perennially captivates the public, making Cheltenham a perennial draw for visitors year after year.



Description

2 Montpellier House is a lovely garden level apartment in a wonderful Grade II listed building in a superb location close to the bustling heart of Cheltenham.

Offering generous and spacious accommodation, the apartment comprises about 1269 square feet of space, which includes two large double bedrooms, both with extensive built in wardrobe space. Bedroom one includes an outstanding four-piece ensuite bathroom, with a bath, separate shower cubicle, basin and wc. A family shower room serves bedroom two.

The kitchen is beautifully fitted and comes with integrated appliances and breakfast space. The large sitting/dining extends to 19'9 x 17'9 and features two large windows and lots of space for a dining table. Worthy of particular mention is the wide hallway which provides lots of space for shoes and coats.

Outside is a small private courtyard facing west which is ideal for alfresco dining and sunbathing.

Important Information

Parking: The apartment comes with an allocated parking space, supplemented by visitors parking for guests. Parking permits can be purchased from Cheltenham Borough Council for on street parking.

Tenure: Leasehold with a Share of Freehold, commencing 1988 for 150 years.

Ground Rent: We are informed by the seller that no ground rent is collected.

Managing Agents: Young & Gilling

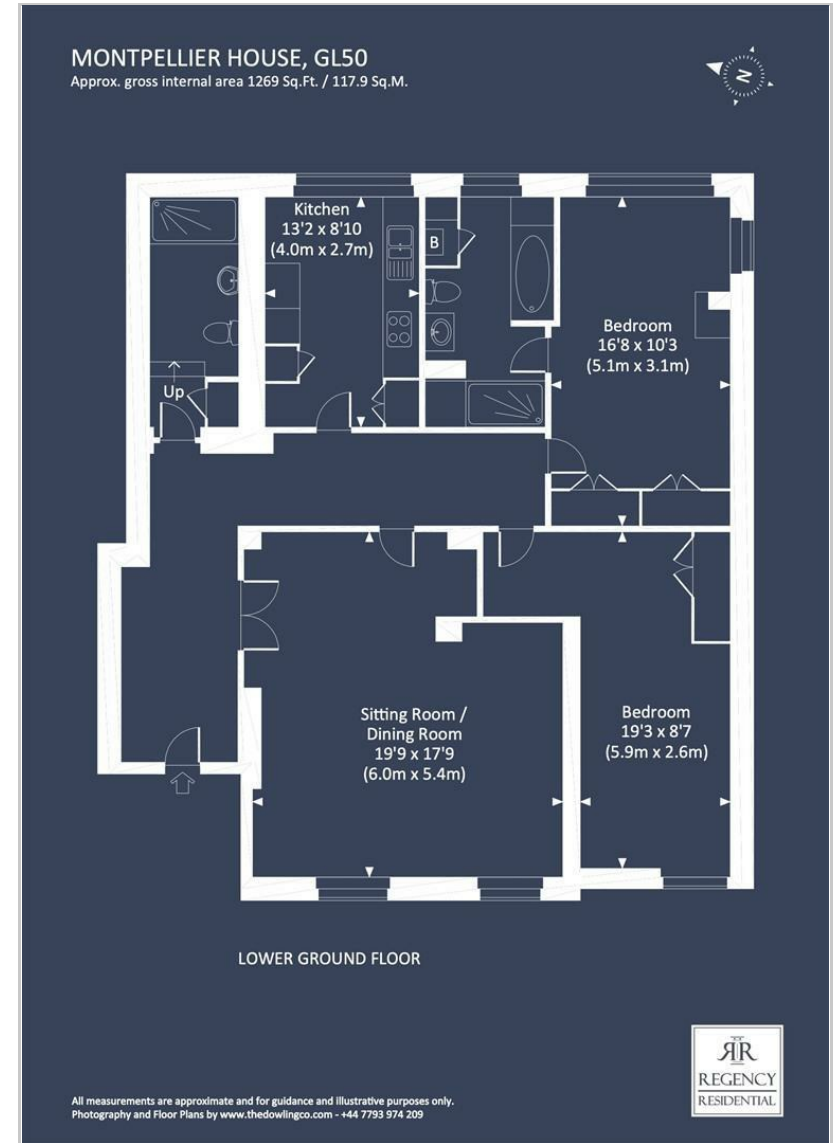
Service Charge: Understood to be £2,301.63 paid every six months.

Viewings: By prior appointment via Regency Residential.

Directions via What3words: scout.chair.pens

Local Authority: Cheltenham Borough Council. Council Tax Band - D

Floor Plans



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