



Montpellier Spa Road, Cheltenham, GL50

Guide Price **£425,000**

**ADAM
HALLIWELL**
property

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Property Type: Apartment **Bedrooms:**
3 Bathrooms: 1

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). This exquisite flat for sale in the sought-after area of Montpellier offers a blend of traditional charm and modern comforts, featuring three spacious bedrooms, two bathrooms, a well-equipped kitchen, and a reception room with garden views, along with secure underground parking, making it an ideal investment, retirement, or second home opportunity.

- Prime Montpellier location
- Overlooking Montpellier Gardens
- Three bedrooms
- Secure underground parking
- En-suite
- No onward chain
- High ceilings
- Spacious and light living room
- Second floor



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Presenting an exquisite flat for sale, nestled in the highly sought-after location of Montpellier. This 1995 Beaufort Homes built development was much discussed in Cheltenham at the time as it sought to replicate and extended a listed terrace right at the heart of prime Regency Cheltenham. This property is situated overlooking Montpellier gardens and surrounded by several green spaces. The strategic location makes it a hotspot for bars and restaurants, giving you the convenience of having a selection of wonderful amenities at your doorstep.

The property is in good condition, blending the charm of traditional architecture with modern comforts. It boasts high ceilings, creating a sense of space and grandeur. This flat features a secure underground parking facility for your vehicle, a unique feature that offers an additional layer of convenience.

The flat consists of three spacious bedrooms. Bedroom one is spacious double at the back of the apartment with an en-suite. Bedroom two is also a double at the front and has a pleasant view overlooking Montpellier Gardens. Bedroom three also provides ample space.

The kitchen is equipped with built-in appliances, ensuring a seamless cooking experience. Furthermore, the property has one reception room, which is beautifully illuminated by large windows overlooking the gardens. A perfect height at this second floor level, nestling under the tree canopy giving a clear view of the gardens.

This property falls within council tax band E and is ideally suited for investors, individuals looking for retirement homes, and those seeking a second home. With its prime location and top-tier features, this flat offers a unique living experience in the heart of Montpellier. Don't miss out on this opportunity to own a piece of this vibrant neighbourhood.





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A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





Floor Plan

Floor area 76.5 sq.m. (823 sq.ft.)

Total floor area: 76.5 sq.m. (823 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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