



14 Montpellier Court, Montpellier, Cheltenham GL50 2HT Guide Price £144,000





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A beautifully presented one-bedroom apartment set in a discreet and peaceful enclave in the heart of Montpellier. This charming home is ideally suited for first-time buyers, downsizers or those seeking a stylish Cheltenham pied-à-terre. Offered with no onward chain and featuring off-street parking and access to a communal garden, this is a rare opportunity to acquire a property in one of the town's most soughtafter addresses.

Location

Quietly situated just moments from the vibrant Montpellier district, the apartment enjoys immediate access to a wide selection of boutiques, galleries, restaurants and bars, including The Ivy and Cheltenham's elegant Promenade. The wider town centre is within easy walking distance, as are a number of well-maintained parks and green spaces. This is Cheltenham at its most convenient, combining village-like charm with cosmopolitan amenities.

Full Description

Located within a well-kept period building, this delightful apartment has been thoughtfully designed to maximise space, comfort and natural light. The welcoming entrance hall includes an entry phone system and a practical area for coats and storage, with all rooms accessed from this central space.





















The principal reception room is open-plan and impressively configured, offering a defined seating area, a contemporary kitchen with breakfast bar, and a striking electric fireplace that serves as a stylish focal point. It provides an inviting setting for both entertaining and everyday living.

The bedroom is a generous double with room for a wardrobe or chest of drawers, while the bathroom has been recently modernised and fitted with sleek, contemporary fixtures.

Externally, residents enjoy the benefit of offstreet parking and a communal garden, providing rare outdoor amenity in such a central setting.

Tenure & Letting Restriction
Please note that the lease includes a letting
restriction: the property may not be let for
more than 12 months in any five-year period.
As such, it is not suitable for holiday or buy-

to-let investors, but ideal as a private residence or second home.

Further Information Tenure: Leasehold - Share of Freehold

Lease Duration: 125 years commencing on 1 August 2010

Service Charge & Ground Rent: £179.17pm

Management Company: Young & Gilling

Services: Mains electricity, water, and drainage.

Council Tax Band: A

Local Authority: Cheltenham Borough Council. Tel.01242 26 26 26

Montpellier Court

Approximate Gross Internal Area = 35.0 sq m / 376 sq ft



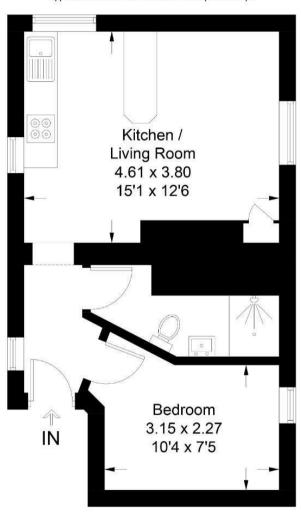
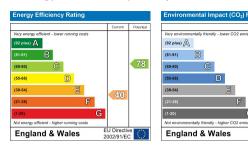


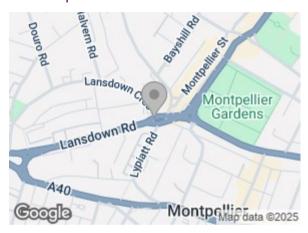
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co @ (ID1173551)

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Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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