



LYPLATT ROAD CHELTENHAM GL50
£1,800 PER MONTH AVAILABLE 30/09/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Lypiatt Road Cheltenham GL50

£1,800 Per Month
Unfurnished

 **2 Bedrooms**
 **1 Bathroom**
 **1 Reception**

Features

- 2 bedrooms, - 2 bathrooms, - fully fitted kitchen with island, - lift, - off road parking, - communal garden

Council Tax

Council Tax Band D

Hamptons

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{ PREMIUM 2 BEDROOM APARTMENT IN MONTPELLIER.

The Property

This two double bedroom apartment is nestled on the top floor of an elegant period building. Accessible through stairs or a convenient lift Upon entering, an inviting entrance hall beckons, leading the way to two generously-sized double bedrooms. The main bedroom boasts an en-suite bathroom, adding an element of convenience and indulgence to your daily routine. Additionally, there's an elegantly appointed shower room for added comfort. The heart of this apartment is the capacious kitchen/living area, expertly designed for modern living. A fully fitted kitchen adorned with integrated appliances and a striking feature island forms the focal point of this space, making it an ideal spot for culinary creations and entertaining guests. As a bonus, residents will enjoy the pleasure of a communal garden, providing a tranquil retreat amidst the bustling town. Off-road parking further enhances the allure of this exceptional property, ensuring convenience and ease for your transportation needs.

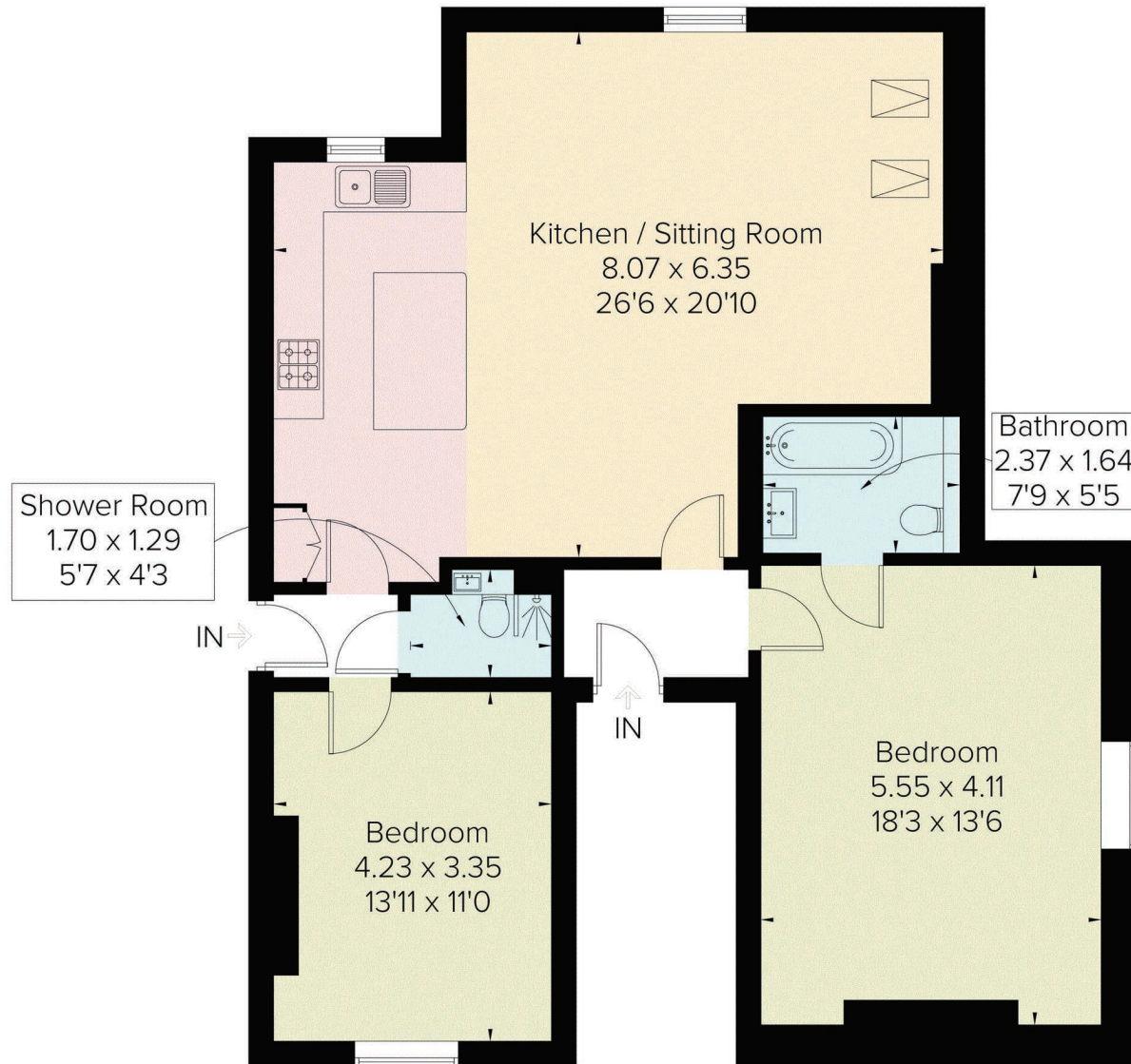
Location

Welcome to Cheltenham, a charming spa town and borough situated in Gloucestershire, on the cusp of the breathtaking Cotswolds in the idyllic South West region of England. Fondly referred to as Cheltenham Spa, this town has a rich heritage and vibrant offerings that captivate both locals and visitors alike. One of its most illustrious events is the renowned Cheltenham Festival, held every March, which features the prestigious Gold Cup, a flagship race in British steeplechase horse racing. The town comes alive during this thrilling occasion, drawing enthusiasts from far and

wide. Adding to its cultural allure, Cheltenham plays host to several festivals that showcase the best of arts and entertainment. The Cheltenham Literature Festival, Cheltenham Jazz Festival, Cheltenham Science Festival, and Cheltenham Music Festival welcome nationally and internationally acclaimed contributors and attendees, making the town a hub of creative expression and intellectual stimulation. As the sun sets, Cheltenham transforms into a lively hub of nightlife, boasting an impressive array of pubs, wine bars, clubs, and restaurants. Whether you seek a cozy pub atmosphere or a sophisticated wine bar, Cheltenham has something to suit every taste and mood. With its blend of natural beauty, cultural festivities, and vibrant social scene, Cheltenham has rightfully earned its place as a beloved destination that leaves a lasting impression on all who visit.



Approximate Area = 93.5 sq m / 1006 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 244827

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E	59	63
45-48	F		
1-44	G		

EU Directive 2002/91/EC
England & Wales

