



Flat 4, 35 Montpellier Villas, Montpellier, Cheltenham GL50 2XQ

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A bright, well-presented one-bedroom second-floor flat in a Grade II listed building, close to Montpellier and central Cheltenham. Offering period character, a spacious kitchen/breakfast room and a useful study area, this attractive flat is available chain free.





This well-presented one-bedroom flat occupies the second floor of a Grade II listed building, conveniently located close to the varied shops, cafés, restaurants and amenities of Montpellier and central Cheltenham. Bright accommodation and attractive period details make this a welcoming home, offered for sale chain free.

A communal staircase leads to the flat, where the front door opens into a wide entrance hall. There is enough space here for a desk, creating a useful study area for working from home.

To the front, the light and airy sitting room has two windows, a period fireplace and built-in shelving within the chimney breast recesses. A door connects the sitting room to a good-sized kitchen/breakfast room, providing space for everyday cooking and dining.

The kitchen is fitted with wall and base units complemented by granite work surfaces, with an integrated dishwasher, oven and hob.

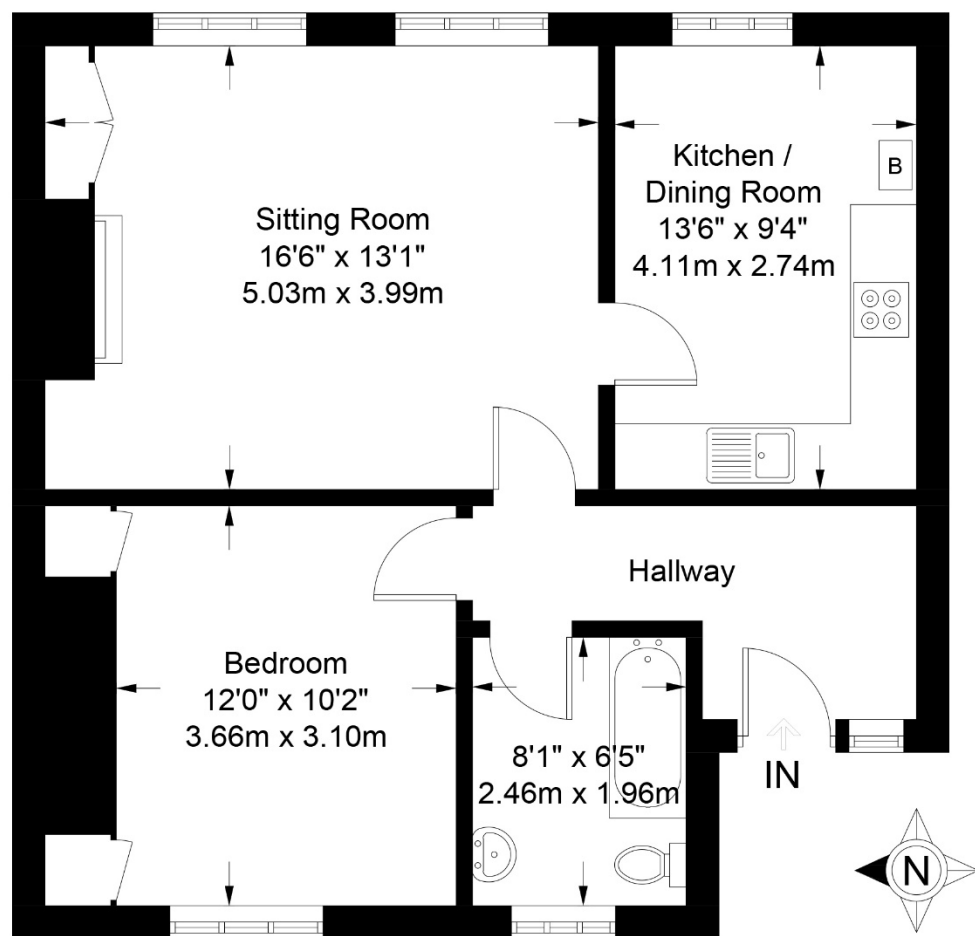
Positioned at the rear of the flat, the double bedroom is complemented by a well-appointed bathroom fitted with a white suite and tiled walls and flooring.

With gas-fired central heating, period character and a convenient Cheltenham location, this attractive flat is ready for its next owner.

Lease Details

Tenure: Leasehold with a share of the freehold
 Lease: 999 year lease commencing 1st January 1987
 Service Charge:
 Ground Rent: Not collected
 Managing Agents: The building is self-run.





General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council

Council Tax: Band B

Parking: Permit on road parking

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Approximate Gross Internal Area 635 sq ft / 59 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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