



32 Montpellier Spa Road, Cheltenham, GL50 1UL

Guide Price £575,000



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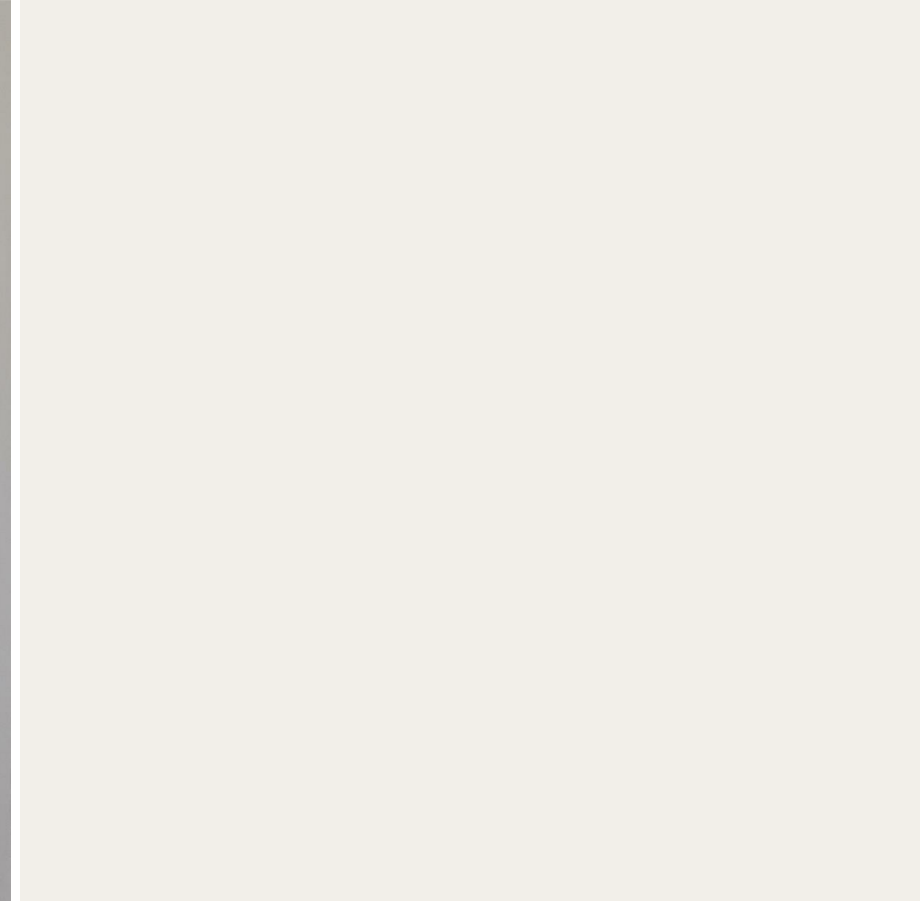
32 Montpellier Spa Road

Cheltenham, GL50 1UL

- Offered for sale with no onward chain, approximately 1,202 sq ft
- Newly fitted and extended en suite shower room to guest bedroom
- Modern family bathroom with separate shower cubicle
- Well-equipped kitchen/breakfast room with patio-style layout for entertaining
- Grade II listed split-level top-floor apartment
- Leasehold with share of freehold, 999-year lease from 1989
- Generous living/dining room with period features, feature fireplace, and views over Montpellier Gardens
- Gas-fired central heating and residents' permit parking
- Stylish accommodation in excellent decorative condition

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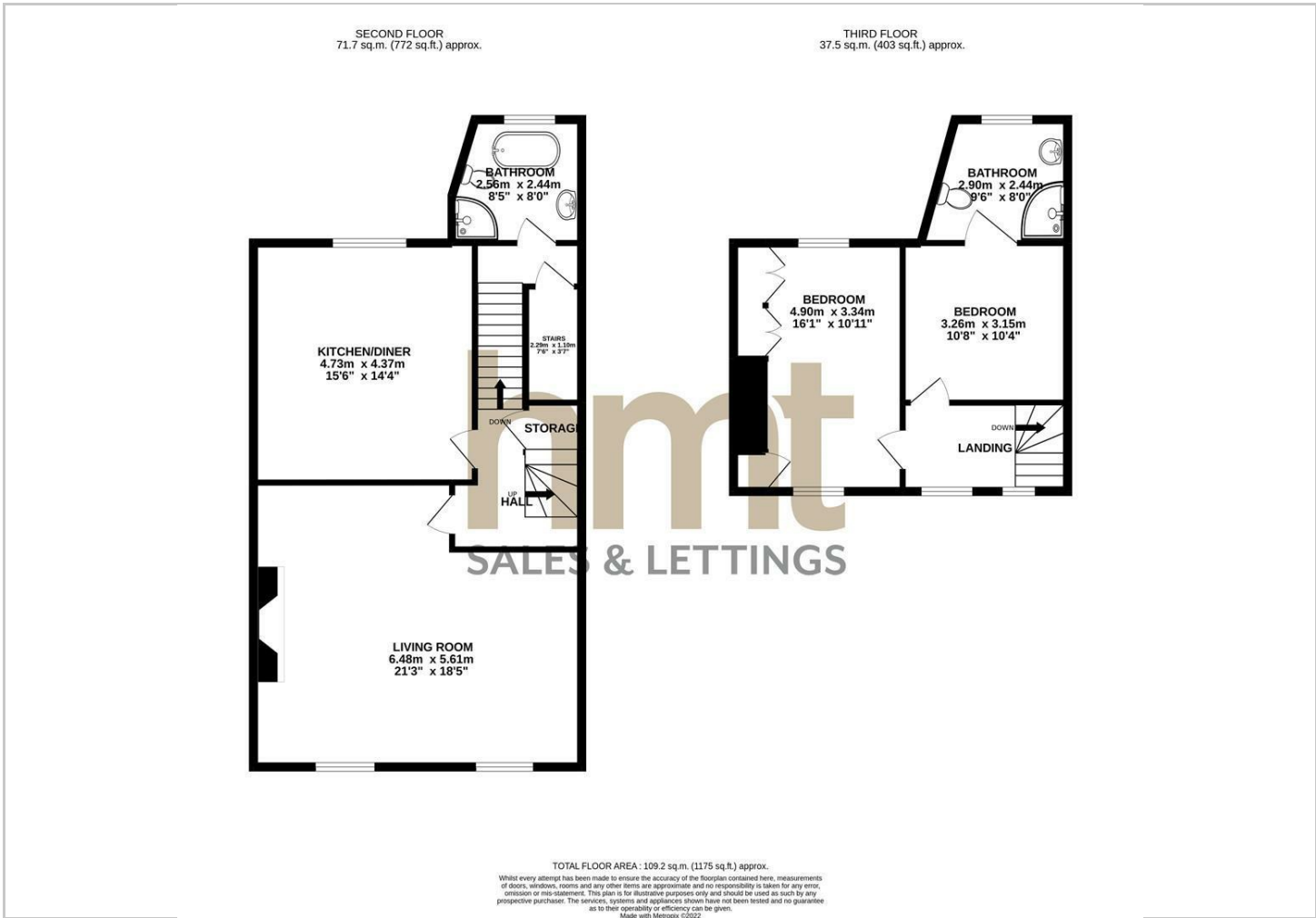


Directions





Floor Plans

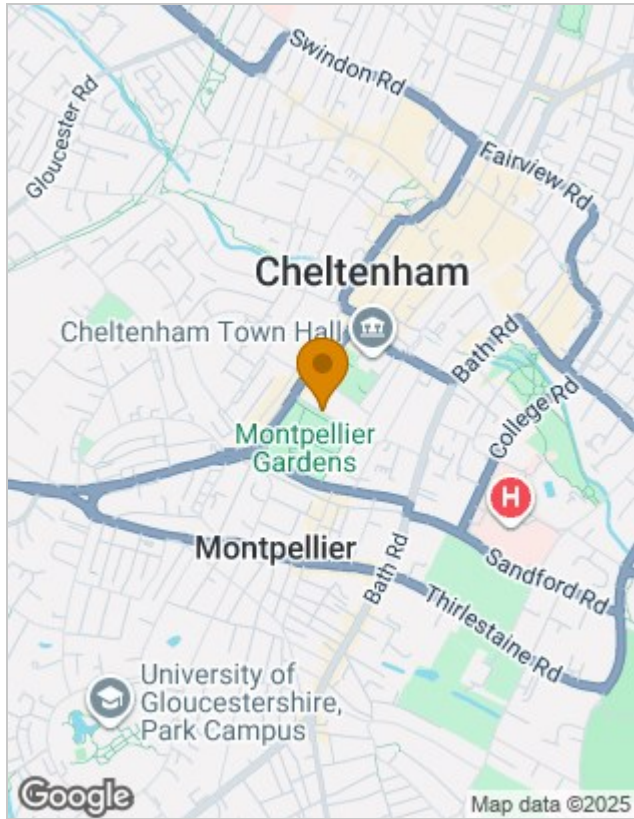


Viewing

Please contact our HMT Office on 01242 521322
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		

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England & Wales

2 Crescent Terrace, Cheltenham, Gloucestershire, GL50 3PE
Tel: 01242 521322 Email: info@hmt.co.uk <https://www.hmt.co.uk>