

38 CENTURY COURT MONTPELLIER GROVE

CHELtenham, GLOUCESTERSHIRE, GL50 2XR



Charles **Lear**



A spacious second-floor apartment extending to 1,385 sq.ft, with the rare and distinct advantage of two secure underground parking spaces, an impressive drawing room and dining area, a wide East-facing balcony and a luxurious contemporary kitchen fitted by the present owner.

The apartment is approached via a well-maintained communal hall, with stairs and lift providing access to the second floor. A generous reception hall leads into the principal living accommodation, with the drawing room and adjoining dining area providing a substantial and beautifully proportioned space. Glazed doors open onto the wide East-facing balcony, which enjoys an attractive outlook across Cheltenham College and towards the hills beyond.

The kitchen is a particular highlight. Fitted by the present owner, it is a luxurious contemporary design with a sophisticated range of fitted cabinetry, integrated appliances and carefully considered finishes. It is complemented by a separate utility room and cloakroom, making this a particularly practical as well as impressive part of the apartment.

There are two generous double bedroom suites, each with its own bathroom. The principal bedroom is particularly spacious and incorporates a dedicated dressing area, with the adjoining bathroom completing a well-considered principal suite.

Outside, the apartment benefits from two secure underground parking spaces and access to the mature and manicured communal gardens.

The apartment occupies an enviable position in Montpellier, with the town's renowned shopping, dining and cultural amenities all within easy reach. Cheltenham College and its playing fields are within sight, while the surrounding Regency streets provide an attractive setting and the open countryside of the Cotswolds is readily accessible.





38 Century Court

Approximate Gross Internal Area = 128.7 sq m / 1385 sq ft

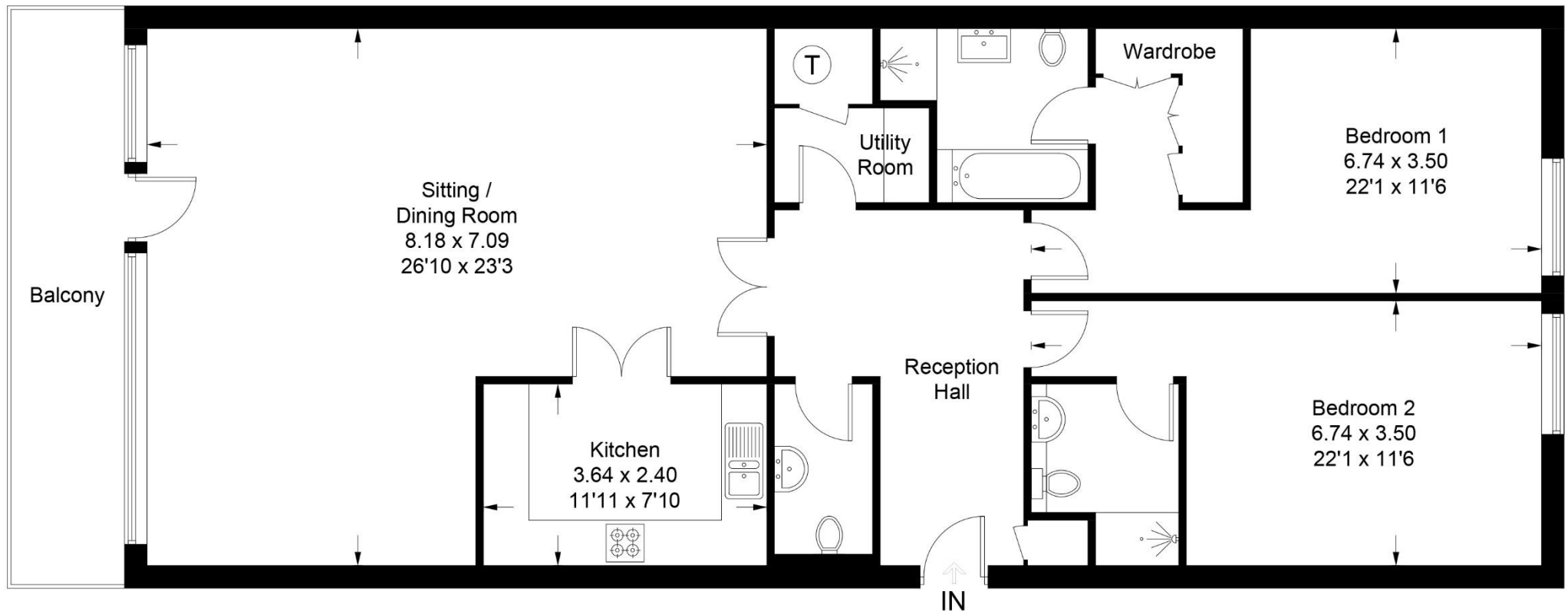


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1331073)



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.

Pets & Short-Term/Holiday Lettings are not permitted.

EPC RATING

Current – B (84).

Potential – B (85).

COUNCIL TAX

Cheltenham Borough Council

Council Tax Band (F) - £3,403.33 (2026/2027).

TENURE

Leasehold - 999 years from 2001 (974 years remaining).

SERVICE CHARGE & GROUND RENT

Service Charge - £5,549.28pa.

Ground Rent - £320pa.

VIEWINGS

Strictly by prior appointment through

Charles Lear & Co. on

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Charles Lear & Co.

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