



# Montpellier Villas, Montpellier, Cheltenham, GL50

£240,000

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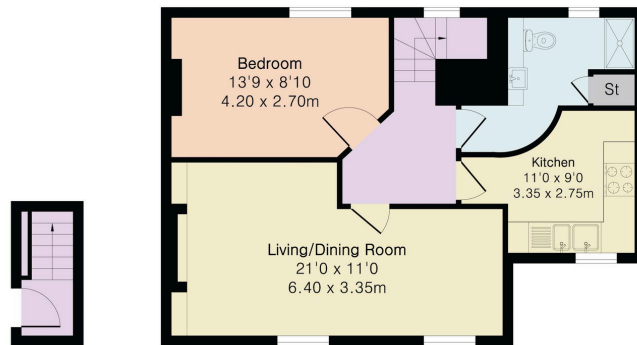
- Montpellier Location
- Grade II Listed Building
- Gas Central Heating
- Residents Permit Parking
- Open Plan Lounge dining room
- Modern fitted Kitchen
- Top Floor
- Spacious Shower room



A bright and spacious Grade II Listed one-bedroom apartment in the heart of Montpellier, featuring an open-plan living area, modern shower room and kitchen, and easy access to shops, dining, and entertainment.



**Approximate Gross Internal Area 575 sq ft - 53 sq m**  
 First Floor Area 26 sq ft – 2 sq m  
 Second Floor Area 549 sq ft – 51 sq m



First Floor    Second Floor

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient – lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 76        |
| (55-68) <b>D</b>                            | 67                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient – higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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