



10 Vittoria Walk, Montpellier, GL50 1TW

CR
Guide Price £160,000



Vittoria Walk

Montpellier, GL50 1TW

Top-floor 1-bed apartment near Promenade. Modern kitchen, bright lounge, four-piece bathroom, parking, no onward chain. Long lease, share of freehold. Walk to shops and cafes.

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- One Bedroom Second Floor Apartment Situated in The Sought After Montpellier Area
- Separate Kitchen
- Nestled On A Tree-Lined Road Close To The Town Centre
- Close To Local Amenities
- Allocated Off Street Parking





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Nestled on a quiet tree-lined road just a short walk from the desirable Promenade and Montpellier areas, this top-floor one-bedroom apartment is a gem waiting to be discovered. The apartment benefits from being brought to market with **No Onward Chain**.

Entrance: Upon entering, you'll be greeted by a welcoming hallway adorned with neutral carpeting that seamlessly flows into the bedroom and reception room. A convenient built-in double storage cupboard provides ample space for your organisational needs.

Living Area: The sitting room boasts generous proportions and is illuminated by a large window that bathes the space in natural light, creating a cosy and inviting ambiance.

Modern Kitchen: Offers a range of fitted base units with granite-effect worktops. The integrated oven, gas hob with an extractor hood, and space for freestanding under-counter appliances make this kitchen a delight for any aspiring chef. Additionally, there's room for a breakfast table and chairs, perfect for enjoying a morning coffee or a casual meal.

Bedroom: Offers ample natural light and enough space to accommodate a double bed and storage, providing a relaxing retreat at the end of the day.

Bathroom: Completing the apartment is the bathroom, featuring a white four-piece suite comprising a bath, shower enclosure, WC, and sink,

Convenient Parking: The outside area includes a communal car park with an allocated space for this apartment at the front of the building.

A viewing of this lovely apartment is highly recommended to fully appreciate its charm and potential.

Additional Details: A central heating system and double glazing have upgraded this one bedroom apartment.

Tenure: Leasehold with A Share of Freehold

Lease Length: 962 years

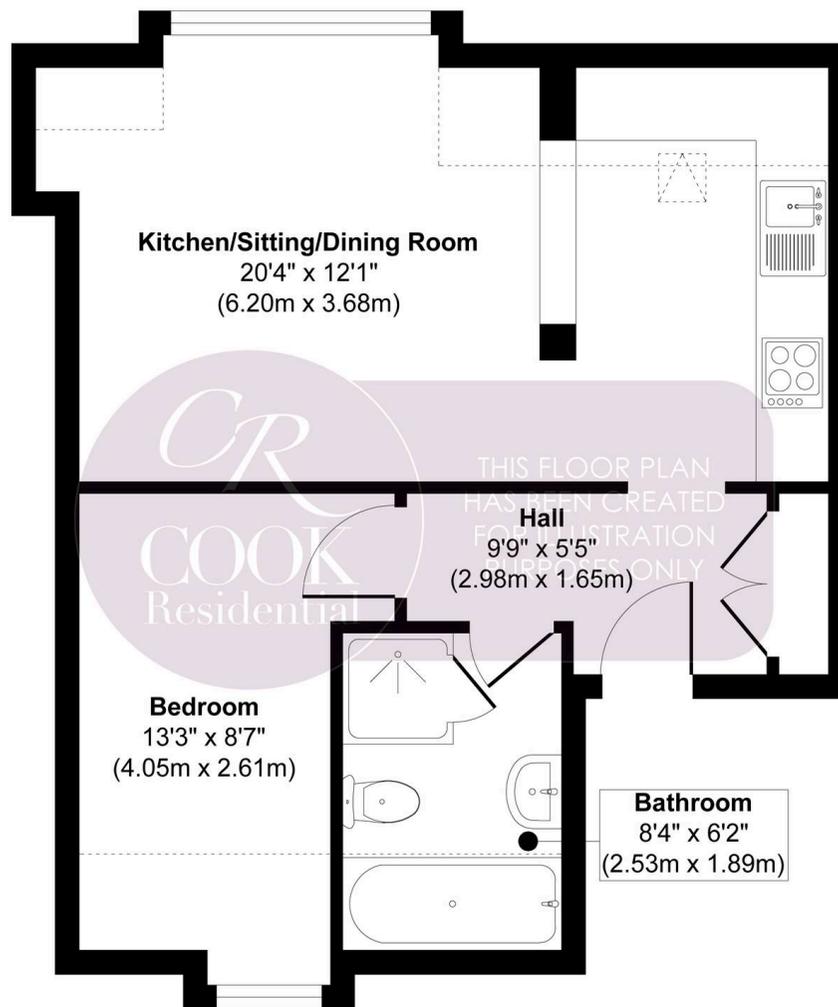
Service Charge: £420.00 Annually

Service Charge Review Period: Ad-hoc basis, No formal Review Basis

Council Tax Band: A

Area: Situated within easy walking distance of the town centre, this apartment provides convenient access to a variety of local and high-street shops, eateries, bars, and art galleries. The vibrant town of Cheltenham, with its easy access to the A40 and M5 motorway, is renowned for its festivals and beautiful Regency Spa architecture, offering an exciting and dynamic lifestyle.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



Second Floor

Approx. Gross Internal Floor Area 444 sq. ft / 41.34 sq. m

Produced by Elements Property





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