42D MONTPELLIER SPA ROAD

CHELTENHAM, GLOUCESTERSHIRE, GL50 1UL

Charles Lear


Mon - Sat
8 am - 6 pm
Sundays
11 am - 4 pm
Permit holders
or
Pay at machine
Display ticket
Max stay 2 hours
CNLY

A well-presented two-bedroom top floor apartment, situated in an attractive Neo-Regency building overlooking Montpellier Gardens, in one of Cheltenham's most sought-after locations.

The accommodation extends to approximately 832sq.ft. and includes a particularly spacious kitchen/sitting room, measuring almost 23ft in length. This is a good-sized reception space, with ample room for both sitting and dining areas. The kitchen is fitted with a range of wall and base units and quartz worksurfaces, incorporating a central island and breakfast bar, providing a practical and sociable arrangement.

There are two well-proportioned double bedrooms, both with fitted wardrobes and en-suite shower rooms. The hallway also provides a useful cloak/utility room with an integrated washing machine and tumble dryer, together with a separate airing cupboard housing the boiler and providing additional storage.

The apartment is accessed via a communal entrance with lift access to the top floor. There is an allocated subterranean parking space, whilst permit parking is available in the surrounding streets. The elevated position affords views across Montpellier Gardens, adding to the appeal of the principal living accommodation.

The location is a real attraction, with Montpellier's shops, cafés and restaurants almost literally on the doorstep, whilst the town centre and Imperial Gardens are also within easy walking distance. The wider town offers an excellent choice of independent shops, restaurants and cultural attractions, together with convenient road and rail connections for those travelling further afield.

With its convenient position, allocated parking and manageable accommodation, the apartment would make an excellent second home or lock-up-and-leave, as well as a comfortable permanent residence. The combination of two double bedrooms fitted storage, en-suite facilities and a generous open-plan living space makes this a particularly practical proposition, whether for owner occupation or as a Cheltenham base.

















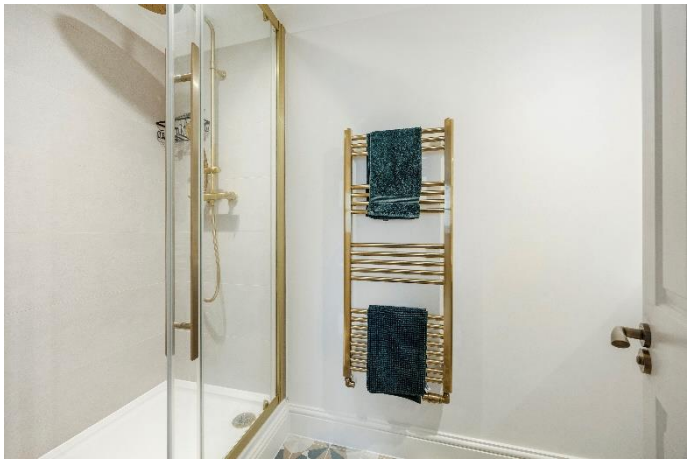

Montpellier Spa Road

Approximate Gross Internal Area = 77.3 sq m / 832 sq ft

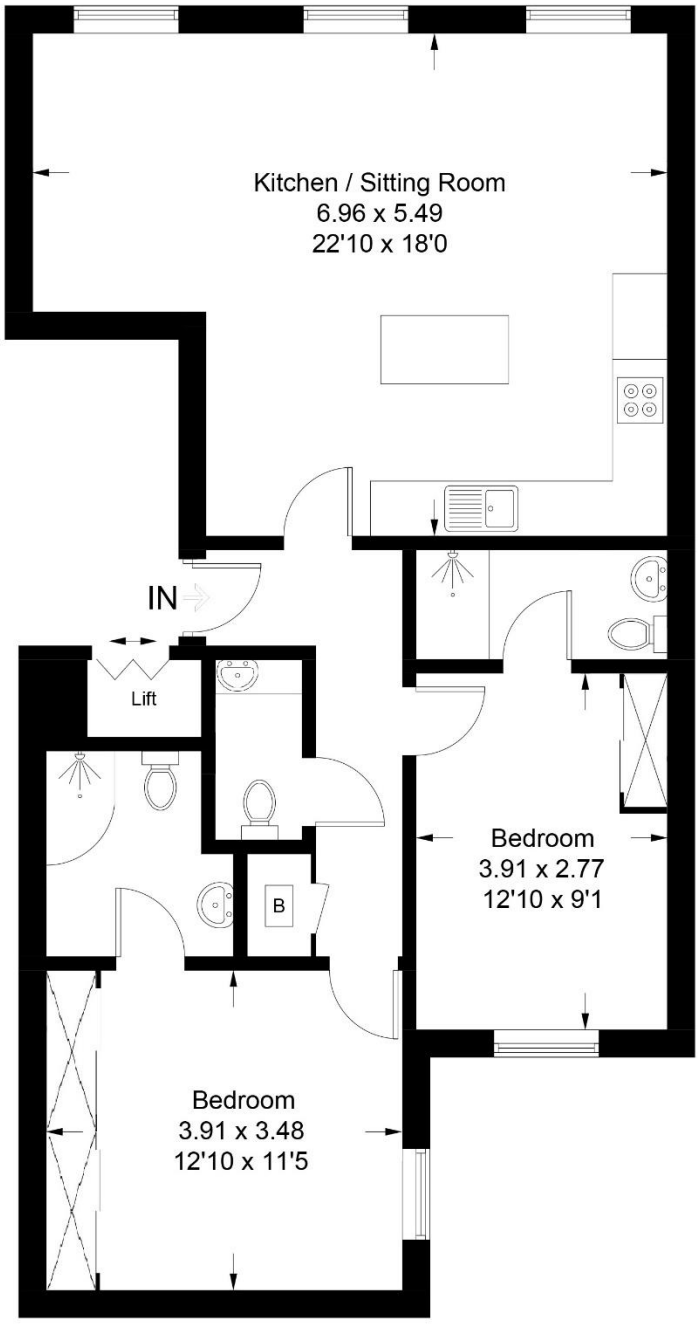

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1350883)



General Information

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

EPC
Current: C (75).
Potential: C (78).

Council Tax Band
(E) - £2,948.09 (2026/2027).

Tenure
Leasehold – 967 years remaining.

Managing Agents
Ash Chartered Surveyors, Cheltenham.

Pets
Strictly by consent from the managing agents.

Service Charge
£235pcm.

Viewings
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Charles Lear & Co.
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