

# 42A MONTPELLIER SPA ROAD

CHELTENHAM, GLOUCESTERSHIRE, GL50 1UL





Situated on one of Cheltenham's most prestigious residential roads, enjoying a prime south facing position overlooking Montpellier Gardens, this impressive raised ground floor apartment forms part of an elegant neo-Regency terrace built in the 1990s by Berkeley Homes.

Offered in good order throughout, the property benefits from a private terrace accessed from the principal bedroom together with a secure gated subterranean parking space within the residents' communal car park.

The apartment is entered via a well-maintained communal reception hall, leading to a private inner hallway and reception hall. The beautifully proportioned 16ft sitting room features floor-to-ceiling sash windows with half shutters, framing superb south-facing views across the gardens. The fitted kitchen is equipped with a range of integrated and freestanding appliances, including an oven and microwave.

There are two generous bedrooms. The principal bedroom is positioned to the rear of the apartment and benefits from a range of fitted wardrobes, an updated en-suite shower room, and direct access to a small private terrace, ideal for al fresco dining during the warmer months. A second double bedroom is served by a separate bathroom.

The property is offered for sale with no onward chain and would now benefit from a programme of cosmetic updating, including refurbishment of the kitchen and second bathroom, presenting an excellent opportunity for purchasers to personalise the apartment to their own tastes.

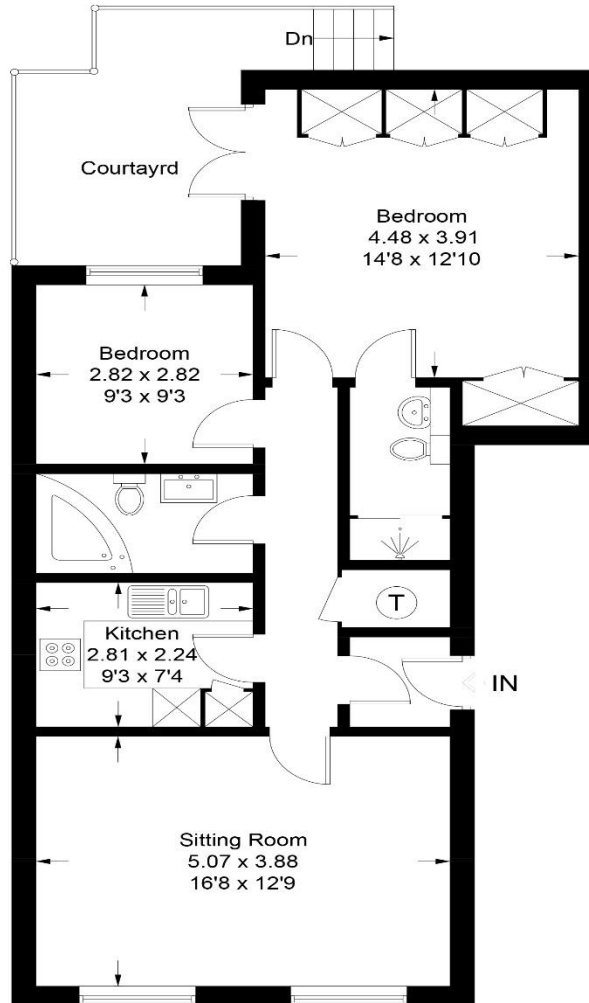
Montpellier Spa Road forms part of the highly sought-after Montpellier district, ideally positioned for access to an excellent selection of bars, cafés and restaurants, together with the vibrant neighbouring areas of The Suffolks, Tivoli, Bath Road and Leckhampton. The apartment is also within walking distance of Cheltenham College, Cheltenham Ladies' College, Cheltenham General Hospital and Sandford Parks Lido. Communications are excellent, with convenient access to the A40 towards Oxford, Cotswolds & London, the A417 to Cirencester, Junction 11 of the M5 motorway, and Cheltenham Spa railway station, all reachable within an approximate 15 minute drive.





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Approximate Gross Internal Area = 72.1 sq m / 776 sq ft



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1299912)



### GENERAL INFORMATION

There is a residents permit parking scheme in operation in the district, the property falls in Zone 6, the first permit is £63.20 per annum.

The property is Leasehold with 967 years remaining on the lease.

Service charge: £2136.38 per year

Managing Agents: Cambray Property Management  
01242 253830

### COUNCIL TAX BAND:

CHELTENHAM BOROUGH COUNCIL 01242 262626  
Band (E) - £2,745.75 p.a. 2025/2026.

### EPC RATING:

Present: E - 54

Potential: D - 66

### PRICE

£550,000

### VIEWINGS

Strictly by prior appointment through  
Charles Lear & Co. on  
01242 222722.

### Charles Lear & Co.

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