



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



Flat 4, Marchmont, Parabola Road,  
Cheltenham GL50 3AF  
Offers Over £300,000



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## Flat 4, Marchmont, Parabola Road, Cheltenham GL50 3AF

A well-presented two-bedroom apartment located on one of Cheltenham's premium roads. Within a stone's throw of Montpellier and Central Cheltenham.

### Full Description

Entering the apartment, a welcoming hallway leads through to a generous open-plan sitting and dining room. This impressive space is bathed in natural light, enhanced by a picture window enjoying far-reaching views towards Cleeve Hill and across Cheltenham, together with French doors opening directly onto the balcony.

The balcony is a notable feature of the apartment, occupying an elevated position and offering a wonderful outlook. Westerly views extend towards the Malvern Hills, providing particularly striking sunsets, while in the opposite direction there is a charming glimpse towards Cleeve Hill.

Adjoining the reception room is a well-appointed kitchen, fitted with integrated appliances and designed to maintain a sociable connection with the living space, ideal for both everyday living and entertaining.

The accommodation is completed by two well-proportioned double bedrooms, both benefitting from built-in storage, and a contemporary bathroom.

Outside, the apartment enjoys the benefit of the private balcony and allocated off-road parking for one vehicle, with additional residents' permit parking available if required.

Please note - This is initially for investors only as it is tenanted until June of 2026, therefore it is well suited to prospective or current Landlords looking to begin or expand their portfolio. If you are willing to wait until June 2026, this is a superb option for residential purchasers looking for the premium location of Montpellier with low management fees and an opportunity to be on the board of Directors in a wonderful building.





### Further Information

Tenure: Leasehold - Share of Freehold

Lease Duration: 999 years from 1st January 2013 - 987 years remaining.

Service Charge & Ground Rent: £150pcm

Management Company: Cambray Property Management

Services: Mains electricity, gas, water, and drainage.

Council Tax Band: C

Local Authority: Cheltenham Borough Council. Tel.01242 26 26 26



### Marchmont

Approximate Gross Internal Area = 65.7 sq m / 707.6 sq ft

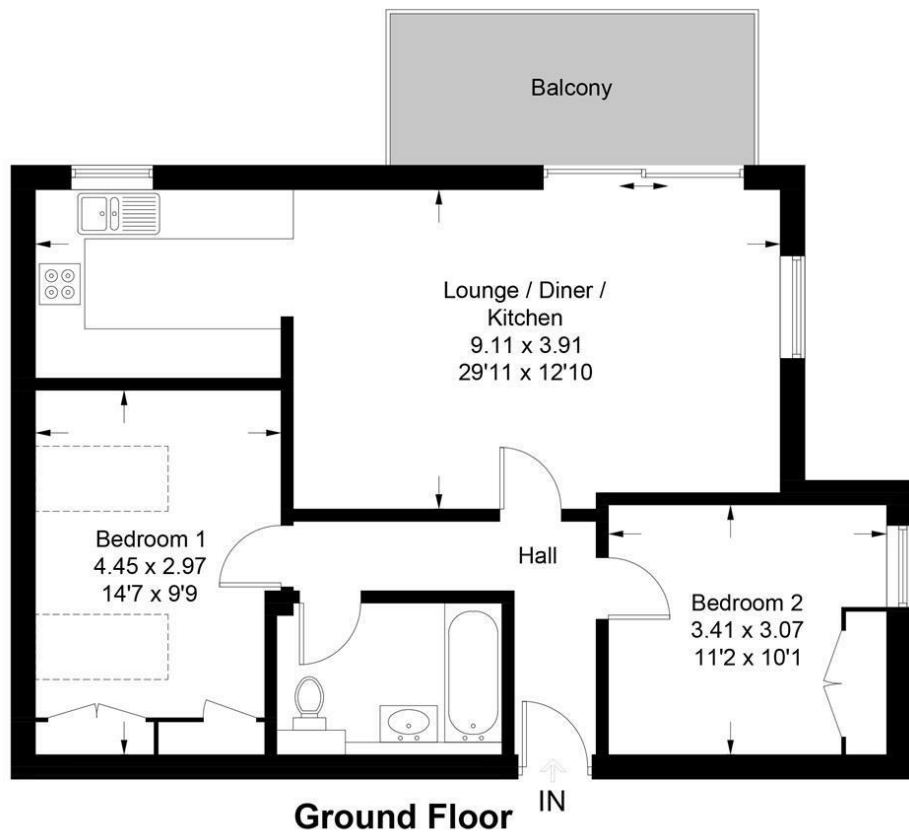
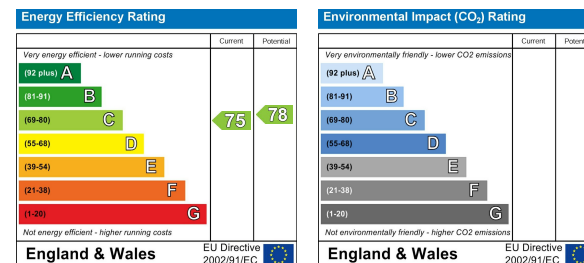
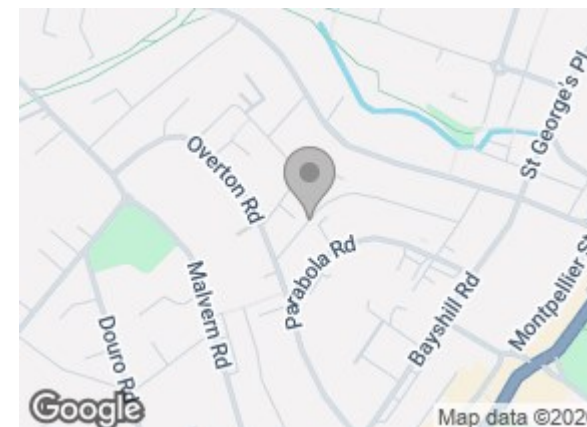


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID 1232850)

### Energy Efficiency Graph



### Area Map



### Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

Rotunda Buildings Montpellier Exchange  
Cheltenham  
Gloucestershire  
GL50 1SJ

T. 01242 514 285  
E. sales@morgan-associates.co.uk  
W. www.morgan-associates.co.uk

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