





# Flat 12 The Courtyard, Royal Parade Mews

£245,000

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Situated within the exclusive Courtyard development in the heart of Montpellier, this beautifully presented one-bedroom apartment offers refined, low-maintenance living in one of Cheltenham's most prestigious central locations.

Accessed via a secure communal entrance, the apartment opens into a welcoming private hallway with useful storage and access to all principal rooms.

The standout feature is the impressive open-plan kitchen / sitting room. This generous space is flooded with natural light from large windows overlooking the characterful courtyard, creating an ideal setting for both everyday living and entertaining. The kitchen is thoughtfully arranged with a range of fitted units, integrated oven and hob, ample worktop space and room for dining.

The double bedroom is equally well proportioned and benefits from extensive built-in wardrobes and additional storage, providing superb practicality without compromising on space or comfort.

A well-appointed bathroom serves the apartment, fitted with a modern white suite including bath with shower over, wash hand basin and WC, complemented by neutral tiling.

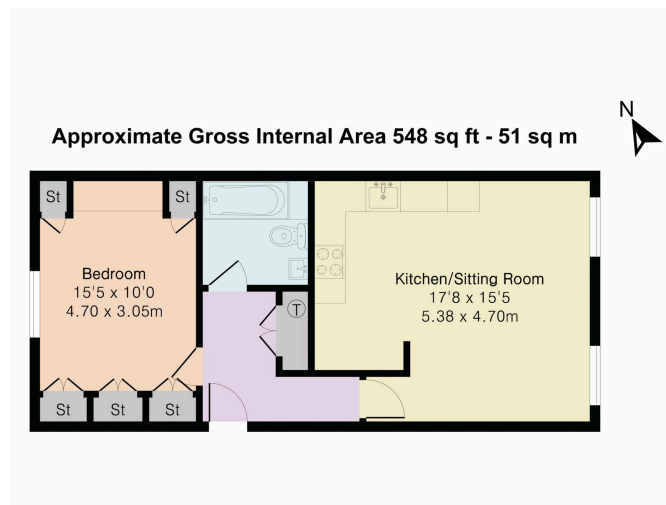
Residents also benefit from secure entry and well-maintained communal areas; all set within the charming boutique-style courtyard environment.

#### Outside & Parking

A particularly rare advantage in this prime central setting is the allocated off-road parking space located to the rear of the development, offering both convenience and peace of mind.

Montpellier remains one of Cheltenham's most desirable districts, renowned for its elegant architecture, vibrant café culture and boutique shopping. The apartment is moments from Montpellier Gardens, The Promenade and an array of acclaimed restaurants, wine bars and independent retailers all within comfortable walking distance.





PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- Prestigious Montpellier address
- One double bedroom with extensive fitted storage
- Modern fitted kitchen with integrated appliances
- Secure communal entrance
- Walking distance to town centre amenities
- Exclusive Courtyard development
- Spacious open-plan kitchen / sitting room
- Contemporary bathroom suite
- Allocated off-road parking to the rear
- Ideal first-time purchase, investment or pied-à-terre

