

Queens Parade,Montpellier, GL50 3BB

In Excess of £150,000







8 Queens Parade, Montpellier

Cheltenham, GL50 3BB

Set within an impressive Grade II listed period building in the heart of Montpellier,, this charming one-bedroom pied-à-terre offers an individual home with accommodation arranged across the first and second floors.

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain Subject to Vacant Possession
- Share Of Freehold
- Distinctive one-bedroom apartment arranged across two floors
- Set Within An Impressive Grade II Listed Period Building In The Heart of Montpellier
- Characterful spiral staircase separating the living and sleeping accommodation
- Parking Is Available On a First Come First Served Basis






No
Smoking



Set within an impressive Grade II listed Georgian period building situated in the heart of Montpellier this charming one-bedroom pied-à-terre offers an individual home arranged across two floors with a share of the freehold. The apartment looks out on the rear of the building with views of Montpellier. Ideally suited to those looking for a first home, a lock up and leave or an investment opportunity. This property also benefits from being sold with no onward chain subject to vacant possession.

The character of the building is apparent from the moment you enter with the communal areas retaining a strong sense of period character. An impressive sweeping staircase, decorative detailing, high ceilings and an attractive entrance create a fitting introduction to the building and reflect its architectural heritage.

Entrance Hall: Entering the apartment on the second floor, the private entrance hall provides access to the bedroom and bathroom. The spiral staircase, one of the property's most distinctive features, leads downstairs to the first-floor living accommodation, creating an eye-catching architectural feature and adds to the apartment's individual charm.

Bedroom: The generous double bedroom offers ample space for a double bed and a range of freestanding furniture. A large sash window fills the room with natural light. Bathroom: Conveniently positioned next to the bedroom, the bathroom is fitted with a Japanese soaking tub bath, with a shower above, WC and wash hand basin.

Loft Storage Space: A small loft area accessed from the bedroom provides useful additional storage. (Please note that, although this is the only apartment with access to the loft and the space does not extend above any other property, the loft may not form part of the property's legal title. Purchasers should ask their conveyancer to confirm its ownership and permitted use.)

Kitchen/Living/Dining Room: Descending the apartment's distinctive spiral staircase to the first floor, you arrive in the open-plan kitchen, living and dining room. The kitchen is positioned to one side and fitted with a range of storage units, work surfaces and space for appliances, leaving ample room for comfortable seating and a dining table. Bright and versatile room with large sash window and high ceilings.

Parking: Three parking spaces are available for residents of the building and operate on a first come, first served basis. The spaces are not allocated specifically to the apartment. In addition, parking permits are available from Cheltenham Borough Council.

Additional Details:

Lease Length: Approximately 958 years remaining

Service Charge: £1,500 per annum

Location: Queens Parade enjoys an enviable position within Montpelier, a highly desirable area within central Cheltenham, combining the architectural appeal of one of the town's period settings with excellent access to its many amenities. Montpellier and The Promenade are within easy reach, offering an extensive selection of independent boutiques, cafés, restaurants and bars, alongside more established retailers.

Disclaimer: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and should be independently verified. Fixtures, fittings and appliances have not been tested and no guarantee can be given as to their condition or operation. Prospective purchasers should satisfy themselves through their solicitor or other relevant professional regarding the property's Grade II listed status, tenure, lease terms, service charges, tenancy arrangements, parking rights and all other legal matters relating to the property.

FIRST FLOOR
194 sq.ft. (18.0 sq.m.) approx.

SECOND FLOOR
160 sq.ft. (14.8 sq.m.) approx.



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THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

TOTAL FLOOR AREA : 354 sq.ft. (32.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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