



EXCHANGE COURT
PARABOLA ROAD | CHELTENHAM

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£3,850 PCM

Available Now

Holding Deposit: £842.30

Tenancy Term: Long Term

Council Tax Band: D

EPC Band: B

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ground floor • communal

Entrance Hall • Elevator

Video Entry System

first floor • apartment

Open Plan Living, Kitchen, Dining • Balcony

Entrance Hall & Storage • Utility Room

Master Bedroom with Luxury En Suite

Additional Two Bedrooms with En Suites

outside

Allocated Parking • Communal Gardens



the property

This three bedroom executive apartment is located on the sought after Parabola Road, a short walking distance to Cheltenham Ladies College and all the conveniences Montpellier has to offer. The Exchange is an exclusive development of twelve premium apartments, benefitting from high end interiors, EV charging facilities, manicured front communal gardens, secure video entry system and a communal lift.

The apartment is located on the first floor, suiting a single professional, couple or family and consists of Entrance Hallway with storage, leading into the main open plan living/ dining/ kitchen space. The bright living space consists of an exquisitely finished modern kitchen including fridge and freezer, dishwasher, wine fridge, two ovens, combination microwave oven and extracted induction hob. The living space also includes a built in media wall, and leads to the east facing balcony looking out onto Parabola Road.

The home has three double bedrooms facing the quiet and private rear of the building, each with immaculate tiled en suites and feature marble walls. Two of the bedrooms have built in wardrobes, and all three benefitting from multi feature lighting options. The apartment is completed with a separate utility room housing the washing machine and dryer.

The property further benefits from gas central underfloor heating, a secure video entry system, landscaped communal gardens, two allocated gated parking spaces, EV charging facilities and is offered unfurnished.



OPEN PLAN



3 BEDROOMS



2 EN-SUITES



BALCONY



ELEVATOR



EV CHARGING



COMMUNAL GARDEN



EN SUITE BATHROOM



VIDEO ENTRY SYSTEM



2X ALLOCATED PARKING



CENTRAL LOCATION

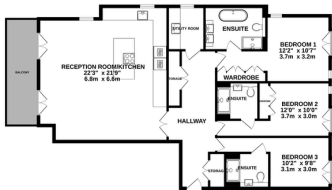


HIGH-SPEC FINISHING



the floorplan

FIRST FLOOR 1253 sq.ft. (116.4 sq.m.) approx.



TOTAL FLOOR AREA: 1253sq ft. (116.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the finished contained floor measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made regarding its efficiency or use for goods.
Made with Blueprints 12/15

energy rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

the location



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