



54 Century Court, Montpellier Grove, Cheltenham Gloucestershire GL50 2XR

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A spacious two-bedroom, two en-suite ground floor apartment in the highly desirable Century Court development, close to Cheltenham town centre and Bath Road amenities. Featuring a large open-plan living space, modern kitchen, and private balcony with views towards Cheltenham College. Includes secure underground parking, gym access, and excellent on-site management.





Located within the highly regarded Century Court development, this exceptional ground floor apartment offers generous proportions, modern finishes, and a highly convenient position between central Cheltenham and the vibrant Bath Road shopping district in Leckhampton.

The property is accessed via a wide and welcoming entrance hall, complete with built-in storage, a cloakroom, and a separate utility room. This leads through to an impressive open-plan living space, ideal for both relaxing and entertaining. The living area seamlessly incorporates a contemporary refitted kitchen, equipped with Siemens appliances, and opens onto a private balcony—perfect for enjoying views towards Cheltenham College.

The apartment features two well-proportioned double bedrooms, each benefiting from its own en-suite shower room. The principal bedroom is particularly impressive, offering fitted wardrobes and a stylishly refitted en-suite complete with twin basins, WC, and a large shower enclosure. The second bedroom also provides comfortable accommodation with its own modern en-suite.

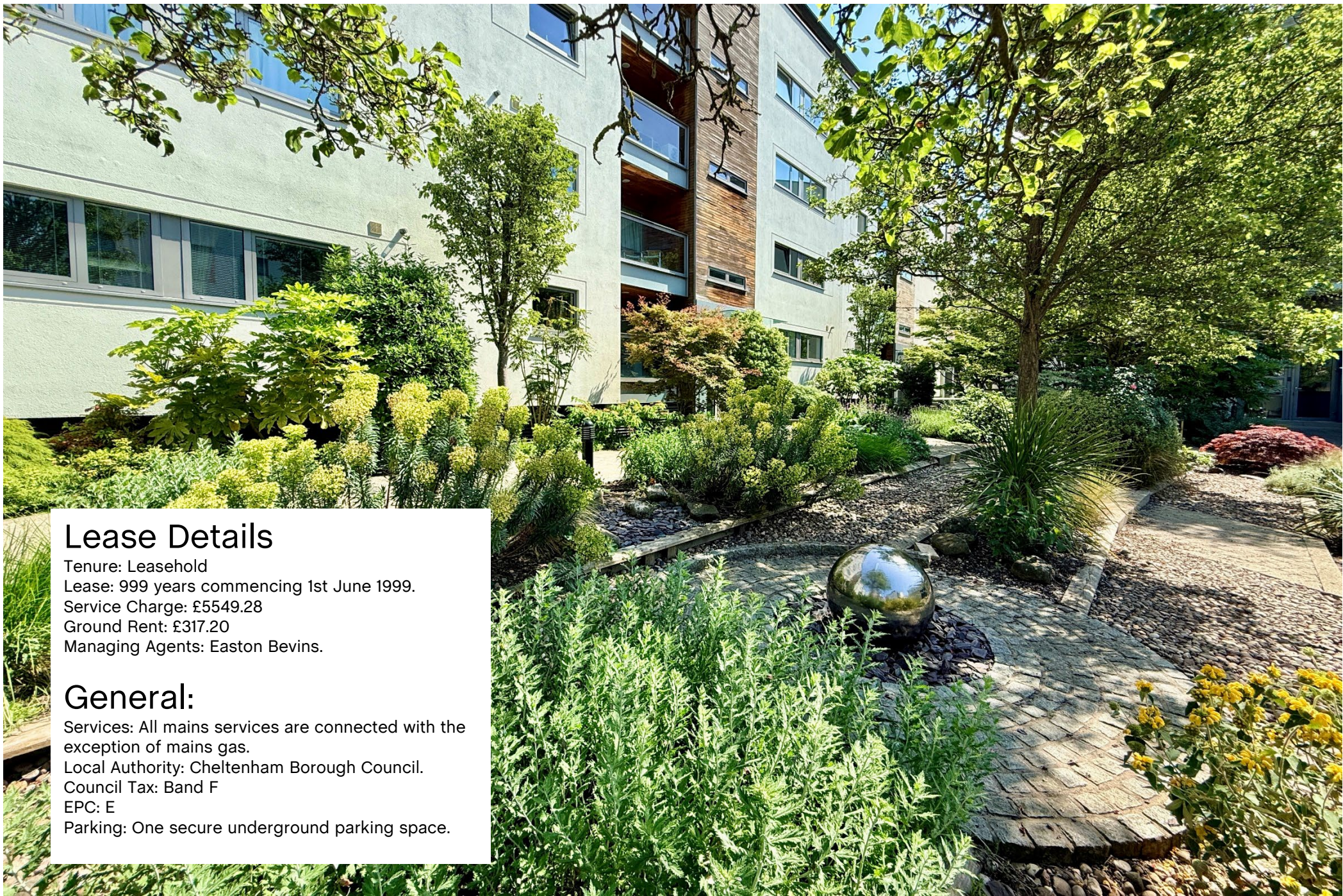
Further benefits include secure underground allocated parking with lift access to all floors, and electric central heating via radiators. Residents of Century Court enjoy a well-maintained, purpose-built environment with the added advantages of a site manager, secure entry system, and access to an on-site gym.

This is an ideal property for professionals, downsizers, or investors seeking a high-quality apartment in one of Cheltenham's most sought-after residential locations.









## Lease Details

Tenure: Leasehold

Lease: 999 years commencing 1st June 1999.

Service Charge: £5549.28

Ground Rent: £317.20

Managing Agents: Easton Bevins.

## General:

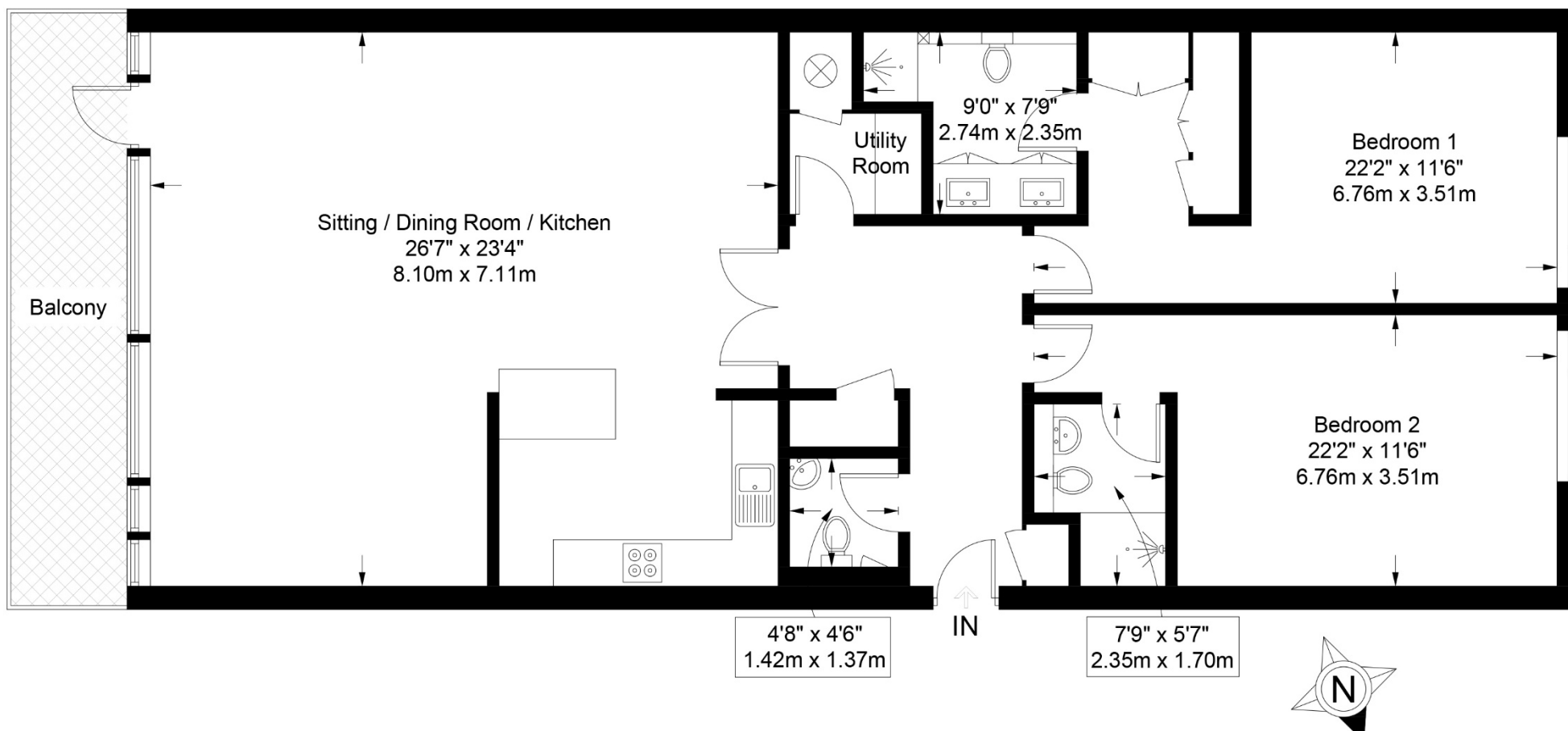
Services: All mains services are connected with the exception of mains gas.

Local Authority: Cheltenham Borough Council.

Council Tax: Band F

EPC: E

Parking: One secure underground parking space.



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Approximate Gross Internal Area 1399 sq ft / 130 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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