



Flat 3, 30 Montpellier Villas, Montpellier, Cheltenham GL50 2XF

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A charming large Regency first floor apartment ideally situated close to the vibrant districts of The Suffolks and Montpellier, where you can enjoy shops, cafes, wine bars and leafy Montpellier Gardens. The accommodation offers a stunning sitting room, spacious entrance hall, study/store room, one double bedroom, bright bathroom and an airy modern fitted kitchen.





From the elegant staircase to the first floor apartment, you are welcomed into a generously proportioned hallway, leading to an impressive reception room. The two floor-to-ceiling windows flood the space with natural light, complemented by 10' high ceilings and decorative mouldings. To one end of the room is a period fireplace with marble surround and iron grate.

Off the entrance hall is a dedicated office space/store room. The double bedroom has features including high ceilings, period fireplace and large window.

To the rear of the flat is a modern bathroom with white suite, shower bath and storage cupboard. The light, well fitted kitchen has modern units, integrated fridge/freezer, oven, ceramic hob and hood and can easily accommodate a small breakfast table and chairs.

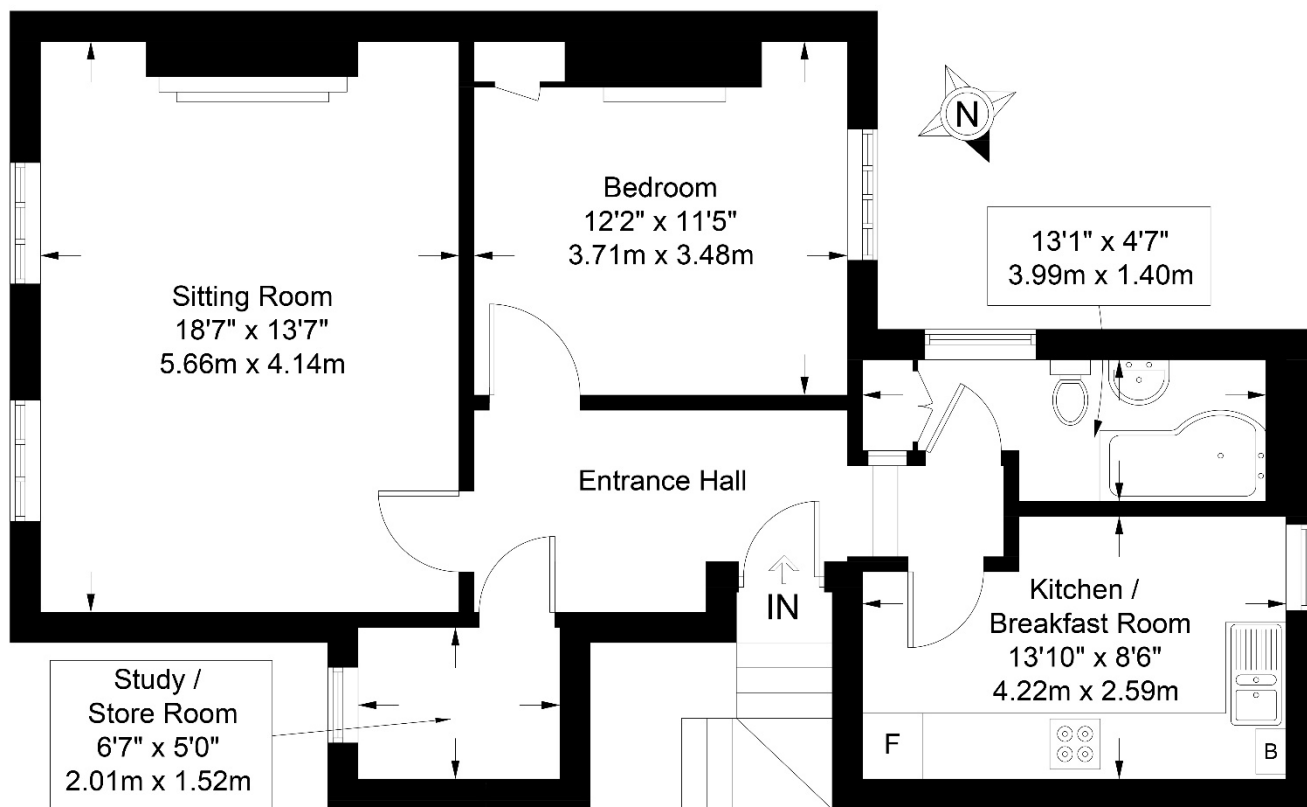
Lease Details

Tenure: Leasehold with a share of the freehold
 Lease: 999 years commencing 29th September 1991 - 965 years remaining.
 Service Charge: £1,560 per annum
 Ground Rent: Not collected
 Managing Agents: Snape Management Solutions Ltd.



General

Property: Grade II listed
 Possession: Chain free sale.
 Service: All mains services are believed to be connected.
 Local Authority: Cheltenham Borough Council.
 Council Tax: Band B
 EPC: D (58/77)
 Parking: On street permit parking.
 Title Number: GR139785



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Approximate Gross Internal Area 703 sq ft / 65.3 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. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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48 Andover Road, Cheltenham GL50 2TL
Tel: 01242 241122
Email: post@readmaurice.co.uk
www.readmaurice.co.uk