



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

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A beautifully presented three-bedroom second-floor apartment in the prestigious Century Court development, offering contemporary living, underground parking, lift access, and exclusive resident amenities in the heart of Cheltenham.

Enjoying two private balconies with views towards Cheltenham College and landscaped communal gardens, all within a secure, highly sought-after development just moments from the town centre.





The apartment forms part of this secure residential building, which offers the advantages of lift access, underground allocated parking, an on-site property manager, and exclusive residents' gym facilities.

The light-filled accommodation is approached via a spacious entrance hall, providing built-in storage and access to all principal rooms. A stylish shower room and a practical utility room further enhance the functionality of the home.

At the heart of the apartment is the impressive sitting and dining room, creating an inviting space for both everyday living and entertaining. A door opens onto a private balcony, while the contemporary kitchen is fitted with an extensive range of wall and base units, complemented by integrated appliances and generous preparation space.

The principal bedroom suite is particularly spacious and features fitted wardrobes, a luxurious en-suite shower room complete with twin wash basins and WC, and has direct access to the rear balcony.

Two further well-proportioned bedrooms provide flexible accommodation for family members, guests, or home working requirements. One benefits from its own modern en-suite shower room, while both enjoy access to a balcony.

Additional features include sealed unit double glazing throughout and an electric boiler providing central heating and hot water.

The apartment's allocated underground parking space is conveniently positioned close to the lift, allowing easy step-free access to the apartment.

Residents of Century Court enjoy access to a private gym, weekday assistance from an on-site property manager, and beautifully landscaped communal gardens.

This represents a rare opportunity to acquire a spacious and stylish apartment within one of Cheltenham's most sought-after developments, perfectly suited to those seeking secure, low-maintenance living without compromising on space, comfort, or location.







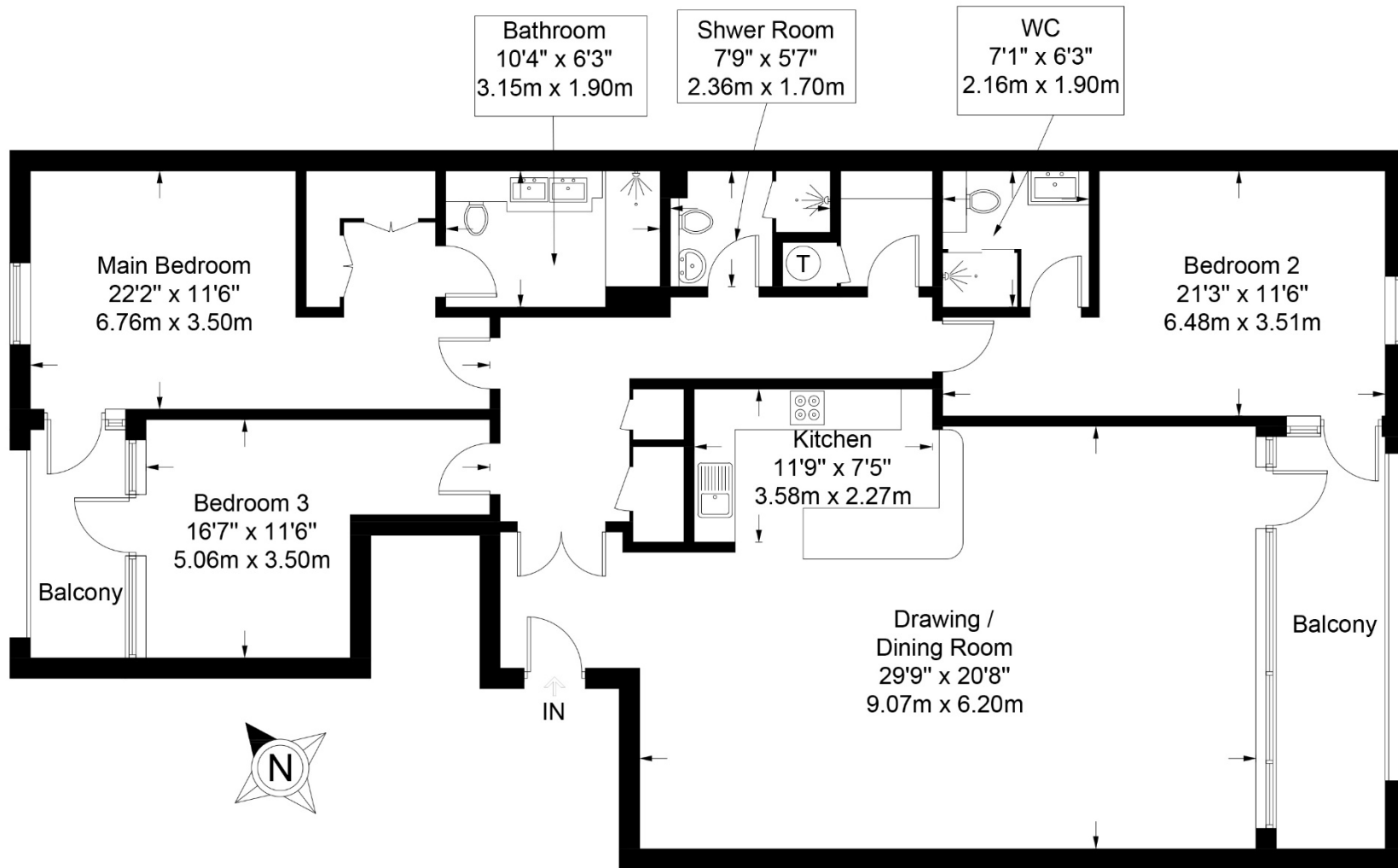


## General:

Services: Mains electric, water and drainage are believed to be connected.  
Local Authority: Cheltenham Borough Council.  
Council Tax: Band F  
EPC: C  
Parking: Allocated underground car parking.

## Lease Details:

Tenure: Leasehold.  
Lease: 999 years from 1st June 1999.  
Service Charge: £6053.64 per annum.  
Ground Rent: £317.20 per annum.  
Managing Agent: Easton Bevins.



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 Approximate Gross Internal Area 1625 sq ft / 151 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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