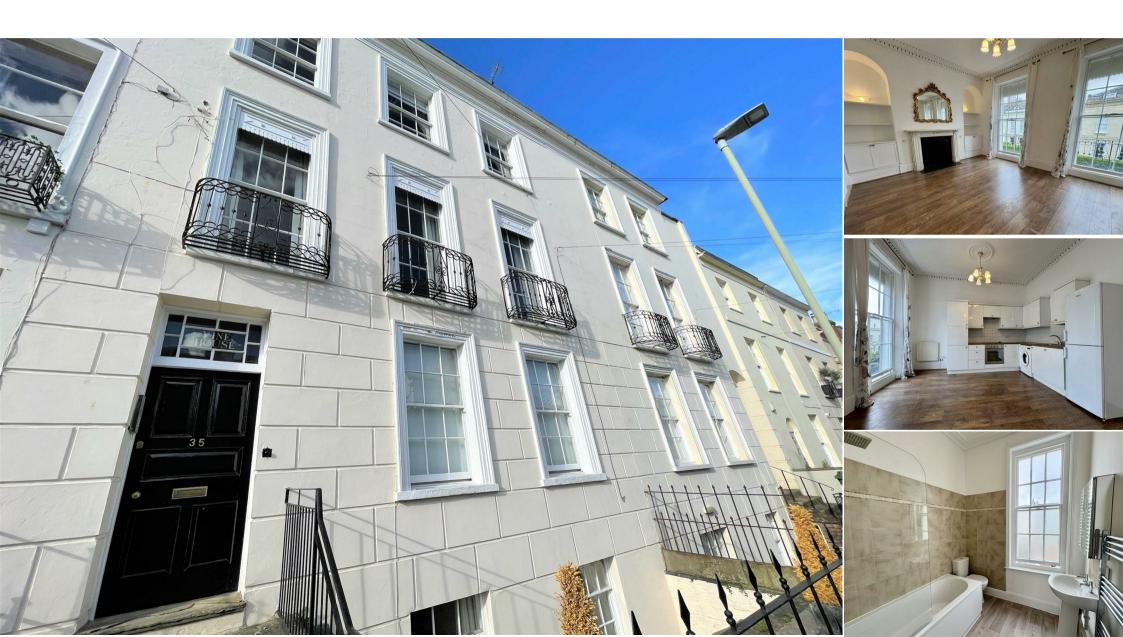
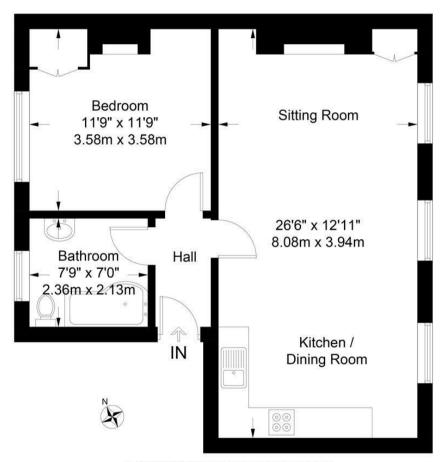
## Flat 3, 35 Montpellier Villas

Cheltenham Gloucestershire GL50 2XQ





## A BRIGHT AND CHEERFUL FIRST FLOOR PERIOD APARTMENT SET WITHIN VILLA CLOSE TO THE EVER POPULAR AREA KNOWN AS THE SUFFOLKS. THE ACCOMMODATION OFFERS A LARGE 26' OPEN PLAN RECEPTION ROOM WITH FITTED KITCHEN, BEDROOM AND BATHROOM.



Approximate Gross Internal Area = 583 sq ft / 54.2 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale. Please check all details before making any decisions reliant upon them. Copyright Read Maurice. (ID542210)

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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 firms employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels they are chosen by the floor planner and may not have the deemed planning consent for such use.

ACCOMMODATION:

26'6 open plan living space Fitted kitchen Bathroom Bedroom

PARKING:

Parking permit scheme - Cheltenham Suffolks Zone 8

ADDITIONAL:

Gas fired central heating to radiators. Sash windows.

INCLUDED:

Electric oven and hob Washing machine Fridge/freezer

**TERM** 

12 months minimum term. No smokers. No pets

## VIEWING AND SHOWING TIMES:

Read Maurice show our rental property during weekdays only. No application may be made without a physical viewing of the property. For certain properties block viewings will be offered and you are advised to attend at the earliest opportunity if this property is of interest to you.

**GENERAL:** 

Mains services are believed to be connected.

General

Local Authority: Cheltenham Borough Council

Council Tax: B EPC: Band C Rating: 69



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