



1 Montpellier House, Suffolk Square, Cheltenham, Gloucestershire, GL50 2DY
Asking Price £360,000 , LEASEHOLD

Charming two-bed ground floor apartment with large living room, modern kitchen, and family bathroom. Main bedroom with ensuite. Off-road allocated parking in central Cheltenham.



DESCRIPTION

Montpellier House is a delightful two-bedroom residence nestled in the heart of Cheltenham. This ground floor apartment offers a perfect blend of modern comfort and classic charm, providing an ideal living space for those seeking both style and convenience.

In the heart of the property is the generously sized sitting room, offering ample space for relaxation and entertainment. Large windows flood the room with natural light, creating a warm and inviting atmosphere.

A well-appointed kitchen boasting contemporary fittings and fixtures, providing a sleek and functional space for culinary enthusiasts.

The property features two comfortable bedrooms, each designed with a focus on both comfort and style. The main bedroom benefits from an ensuite bathroom, providing a private retreat. The property also consists of a modern family bathroom which is elegantly designed, offering a luxurious space to unwind and refresh. High-quality finishes and fixtures enhance the overall sense of sophistication.

One of the standout features of this property is the convenience of off-road allocated parking, a coveted amenity in central Cheltenham. Enjoy the luxury of having a designated parking space just steps away from your front door.

AT A GLANCE

- Ground floor
- Two bedrooms
- Large sitting room
- Modern kitchen
- Modern family bathroom
- Ensuite
- Off-road allocated parking
- Central Cheltenham location

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



LOCATION

Location: Situated in Suffolk Square, this residence is part of a well-regarded community with easy access to Cheltenham's vibrant town centre. Explore the eclectic mix of shops, restaurants, and cultural attractions, all within walking distance. The convenience of off-road parking adds an extra layer of practicality to this already desirable location.

COUNCIL TAX
LOCAL AUTHORITY
MAINTENANCE



Total floor area 105.7 m² (1,137 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Cheltenham | 01242 386586 | cheltenham@winkworth.co.uk

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