

RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

9 MONTPELLIER GROVE
CHELTENHAM | GLOUCESTERSHIRE





9 MONTPELLIER GROVE CHELTENHAM | GL50 2XB

*'impressive Grade II listed raised ground floor apartment
located in the heart of Cheltenham'*

Cheltenham Spa Station 1 mile (London Paddington 1 hour 50 minutes)
Oxford 41 miles | Birmingham 61 miles
all distances are approximate

excellent location | spacious living/dining room | bespoke kitchen
two double bedrooms both with ensuite shower room | separate WC | study
well-manicured communal gardens

the finer details

- services** Mains water, electricity and drainage. Gas central heating
tenure & possession Leasehold with a share of freehold - 999 years from
September 1980.
Service charge Approximately £130 per calendar month including buildings
insurance
fixtures & fittings May be acquired by separate negotiation
rights of way There are no footpaths or rights of way over the property
local authority Cheltenham Borough Council
council tax Band C
viewing arrangements By appointment with Radnor Martin
what three words ///debit.secret.elaborate

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description

Occupying the entire raised ground floor, 9 Montpellier Grove is a beautifully presented apartment in this well-located Grade II listed building. The apartment is accessed via the communal entrance which provides access to the apartment upstairs (the entrance is owned by 9 Montpellier Grove). Preserving many original features, including stunning ceiling cornice, sash windows and window shutters providing unique character. The entrance hall leads to a bespoke kitchen, complete with integrated appliances. Through the kitchen is the bright and spacious sitting/dining room which benefits from high ceilings, two large windows, ceiling cornice and a wonderful marble fireplace. The property includes a separate WC, useful utility room currently used for laundry and storage, principal bedroom with ensuite shower room, a further double bedroom with ensuite shower room. The dressing room/study, accessed via the principal bedroom, has been renovated by the current owners and leads onto the communal garden.

The garden, which is mainly laid to lawn, benefits from afternoon and evening sun, a garden shed and communal storage space. The garden is looked after by the current owners and neighbours who have created a well-manicured space including seating areas and shrub borders. Permit parking is available for two cars. There is a separate garage located at the rear of the building which is for sale by separate negotiation.*

area

Montpellier Grove is a quiet residential road situated in the heart of this highly sought-after central location. A short stroll from Montpellier Gardens, as well as conveniently located restaurants, boutiques and local specialist stores. The property is within walking distance of the town's main schooling including Cheltenham College and Cheltenham Ladies' College. The A40 to Oxford and London and the A417 to Cirencester are also easily accessible. Every year Cheltenham plays host to a number of festivals across the arts including the music, jazz, literature and science festivals taking place in the town. Cheltenham Racecourse hosts the Cheltenham Festival. Held in March, this horse racing festival features 16 races, including the world-famous Gold Cup.

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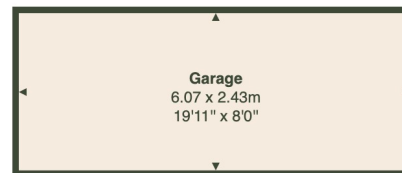
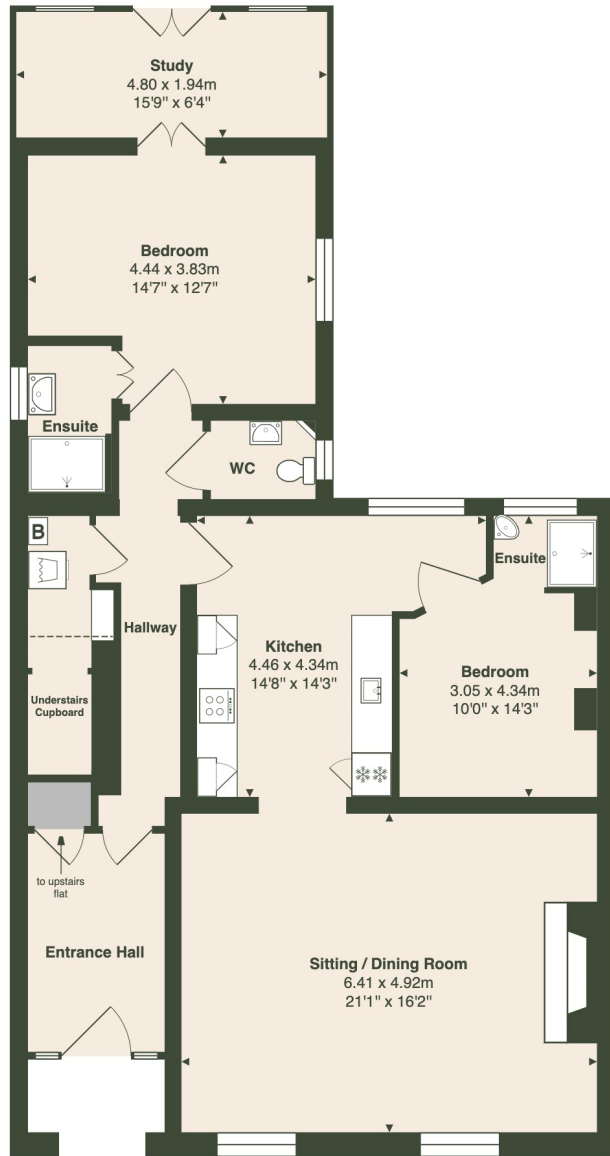






Approx. Gross Internal Areas:

Flat: 115.0 m² / 1238 ft²
 Garage: 14.7 m² / 159 ft²
 Total: 129.7 m² / 1396 ft²



----- denotes reduced headroom (less than 1.5 m / 5 ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk

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