

APARTMENT 9 REGENT HOUSE

Montpellier Drive, Cheltenham, GL50 1TX



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MONTPELLIER DRIVE, CHELTENHAM, GL50 1TX

*A beautifully presented and particularly attractive two-bedroom apartment with generous accommodation, parking, communal gardens and a lift.*

- Reception Hall
- Drawing Room
- Kitchen
- Master Suite & En Suite
- Guest Bedroom
- Bathroom
- Communal Garden
- Parking
- Lift

## DESCRIPTION

Set in one of the most desirable locations in the heart of Cheltenham's centre, this beautiful apartment occupies the first floor of Regent House, an elegant and building. It offers the very best of town living with the benefit of being within a stone's throw of the elegant parks of Montpellier and Imperial Square gardens.

With the practicalities of life in mind, the interior planning has been carefully considered and presented in the most immaculate order. Ideal for luxury living. Due to this, its architectural merit and excellent central location, it makes an ideal lock up and leave, let or permanent home.

Entrance is gained through a smart communal area leading to the first floor, via a lift or stairs, of this elegant building and to the private door of number 9. The hall opens to the accommodation which offers two excellent double bedrooms, the master with a modern en suite and the guest bedroom adjacent to a luxury and spacious bathroom. The drawing room is particularly grand, with its high ceilings, focal fireplace, and period charm it has the bay window which is the main feature of the building at the rear. Generous in size, it is ample space for large sofas and a dining table.



Adjacent is the kitchen, which is separate and well-appointed, fitted with an excellent range of handmade, neutral units and appliances.

Of worthy note, the apartment has lift access.

#### OUTSIDE

The communal gardens are particularly generous and pretty for town living. They provide the scene from the apartments grand drawing room and make a lovely area for the residents to share and enjoy. There is parking allocated for the apartment which is private.

#### SITUATION

Montpellier Drive is one of Cheltenham's finest residential addresses, an area renowned for its cachet and a postcode that is highly sought after. Within a short stroll is Cheltenham's most fashionable and popular locations a stone's throw from the famous shopping district and within the heart of the lovely café and festival culture for which Cheltenham is so well regarded. Schools within the locality are exceptional and include world renowned boarding schools, The Cheltenham Ladies' College, Dean Close and Cheltenham College. Whilst distinctively town living, this area is a quiet pocket and is well known for its close proximity to some beautiful parks and garden squares. Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is within walking distance.

#### LOCAL AUTHORITY

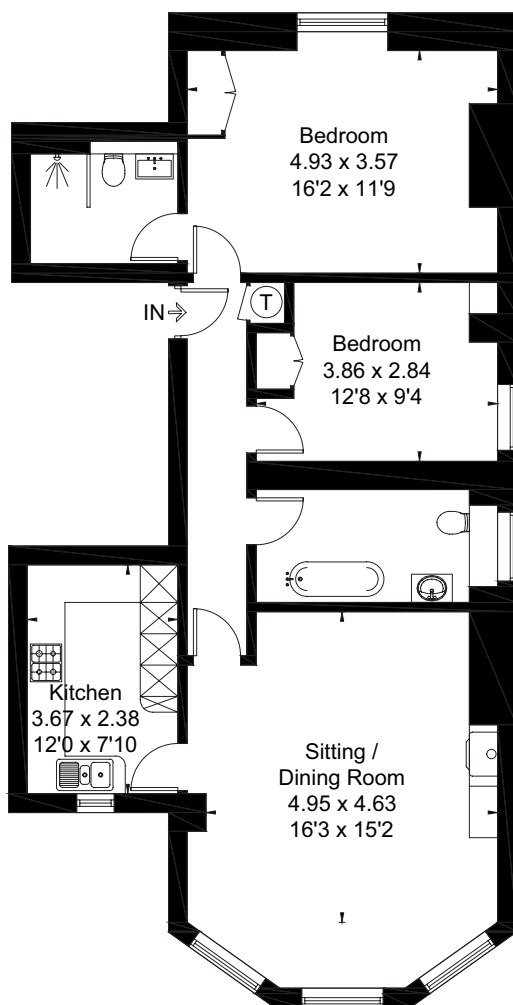
Cheltenham Borough Council (01242) 262626





# FLOORPLANS

Approximate Area = 88.5 sq m / 953 sq ft  
Including Limited Use Area (1.3 sq m / 14 sq ft)



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