



**68 Century Court, Montpellier Grove, Cheltenham  
GL50 2XR**

**Guide Price: £765,000**

*Leasehold*



## Century Court, Montpellier Grove, Cheltenham, Gloucestershire, GL50

A spacious and well-designed apartment on the third floor of Century Court, with a particularly pleasing aspect across the front grounds with mature trees to Cheltenham College. Century Court is a landmark development in Montpellier with an excellent reputation since its construction in 2000 as being the perfect destination for those seeking a secure home in the heart of Cheltenham's most fashionable district. Century Court has the benefit of subterranean parking with one space allocated to flat 68, a small fitness suite and excellent on-site property manager making it perfect for those seeking a smart, modern home, lock up and leave or an excellent investment property for rental purposes.

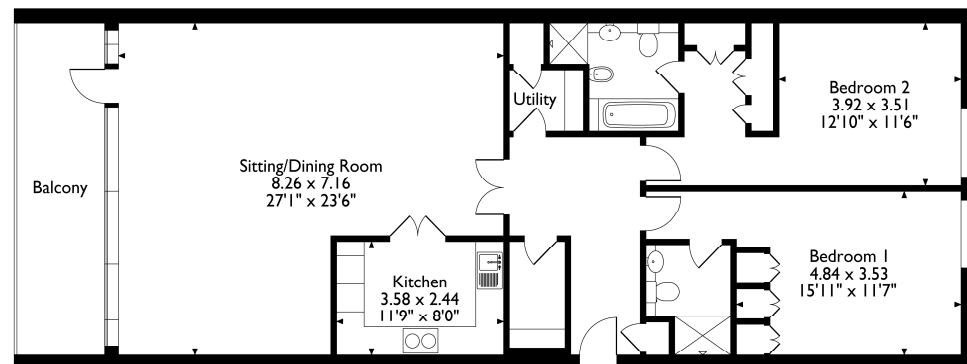
The gated entrance, manned by the on-site property manager opens up to very attractive landscaped central gardens designed by the Chelsea medal winner Peter Dowle and which provide a tranquil communal area with seating, within this bustling district of Cheltenham.

Stairs or lift access rise to the third floor landing, shared with just one other apartment. A large 'L' shaped reception hall with ample space for a desk to create a study area also has a fitted walk-in cloaks cupboard, utility cupboard with the electric boiler unit, plumbing for washing machine and point for dryer and store housing the pressurised hot water tank. Double doors open up to a wonderful reception room, one of the largest living rooms in the Century Court development, tastefully decorated in a contemporary style with a full width glazed elevation ensuring an extremely light and bright atmosphere and door opening out on to the wide balcony.

Double doors from the sitting room open in to a modern fitted kitchen, well planned to create maximum storage with a range of fitted cabinets with composite work surfaces and integrated appliances to include a dishwasher, double oven, five ring hob and fridge/freezer.

The layout of the apartment is excellent with the living space to the front and the bedrooms to the rear. Both bedrooms can comfortably accommodate a king size bed, have banks of fitted wardrobes and are each served by a smartly appointed en-suite.

**68, Century Court, Montpellier Grove, Cheltenham, Gloucestershire**  
**Approximate Gross Internal Area**  
**130 Sq M/1399 Sq Ft**



### Third Floor Flat

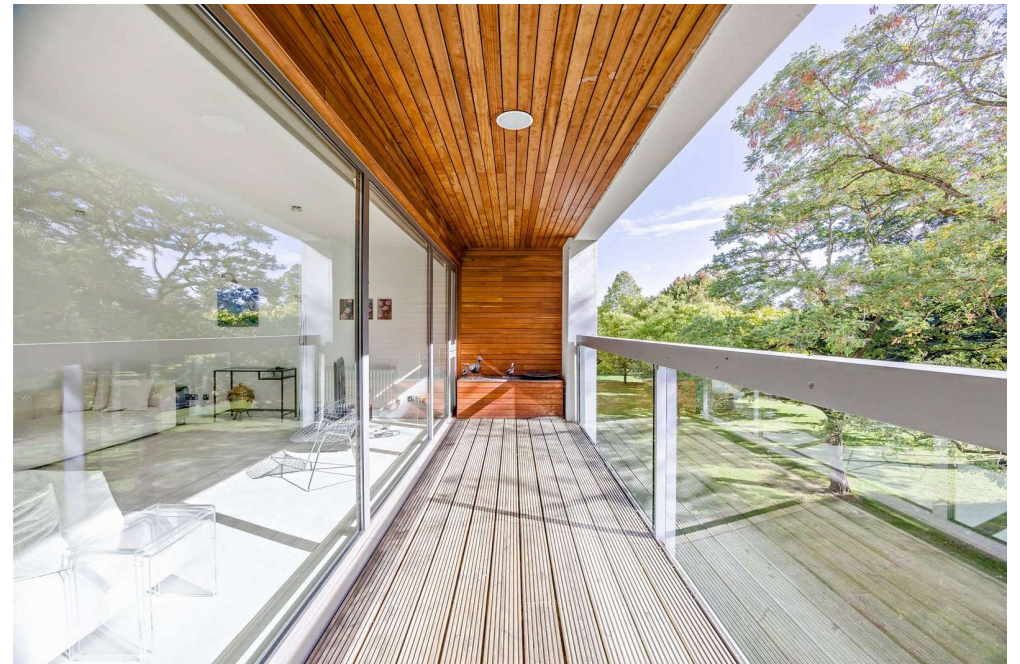
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Century Court is located within a short stroll of Montpellier and The Suffolks, two of Cheltenham's most fashionable and popular locations and on the doorstep 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, ever popular 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. Additional information.

Lease is 999 years from construction in 1999

Service Charge – £5,305.44 per annum or £1,326.36 per quarter

Ground Rent – TBC

No pets are allowed at Century Court

No holiday lets

All mains services are connected

Local Authority is Cheltenham Borough Council (01242) 262626

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	61 D
39-54	E		
21-38	F		
1-20	G		

## Kingsley Evans - Cheltenham

115 Promenade  
Cheltenham  
Gloucestershire  
GL50 1NW

T: 01242 222292

E: [evansd@kingsleyevans.co.uk](mailto:evansd@kingsleyevans.co.uk)

[www.kingsleyevans.co.uk](http://www.kingsleyevans.co.uk)

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Registered Office: 115 Promenade, Cheltenham, Gloucestershire, GL50 1NW

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.