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38c Montpellier Spa Road

Cheltenham, Gloucestershire, GL50 1UL

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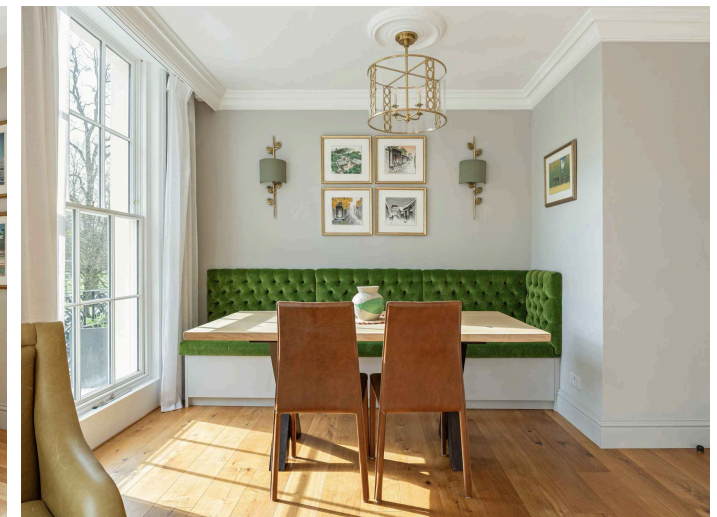
A beautifully refurbished and exquisitely presented two-bedroom, first-floor apartment with a balcony, on this iconic terrace overlooking Montpellier gardens.

- Reception hall
- Sitting / Dining room
- Kitchen
- Office
- Principal bedroom with en-suite
- Guest bedroom with en-suite
- Balcony overlooking Montpellier Gardens
- Secured parking
- No onward chain

Without doubt, Montpellier Spa Road is one of the finest addresses in the town, and this beautiful apartment occupies the first floor of an elegant building overlooking the immaculate grounds of Montpellier Gardens. This is town living at its best, yet the open and green aspect of the park, which can be enjoyed fully from the apartment, makes it particularly peaceful for living just moments from everything on offer in Montpellier and Promenade.

The apartment has been intricately renovated by the current owners who have cleverly conceived and curated the perfect balance of period architecture with a contemporary finish, all whilst retaining the many special features that make this apartment one of the most distinct and grand.

With the practicalities of life in mind, the interior planning has been carefully considered with the square footage maximised to offer the discerning buyer grand proportions and practical living and bedroom arrangements, all designed to take in the view of Montpellier Gardens. With luxury living in mind, the finish is of the highest quality and 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, with a lift or stair, leading to the first floor of this elegant building and to the private door of Apartment C.

The hall opens to accommodation with the bedrooms set to one side and the living area, to the other. The sitting/dining room is the most beautiful room, with period detailing, high ceilings and three full length Sash windows overlooking the elegant gardens of Montpellier, this is a grand and special room in which to entertain. Off the sitting room is an office and adjacent, yet separate is the kitchen, which has been fitted with a range of modern units and integrated appliances from Miele.

There are two excellent double bedrooms. The principal room has a luxury en suite bathroom, and the guest bedroom also has a modern en suite shower. Both ensuite bathrooms are fitted with Japanese TOTO smart toilets with integrated bidet functions and heated seats offering a heightened level of luxury. Storage has been well planned throughout the apartment.

Outside:

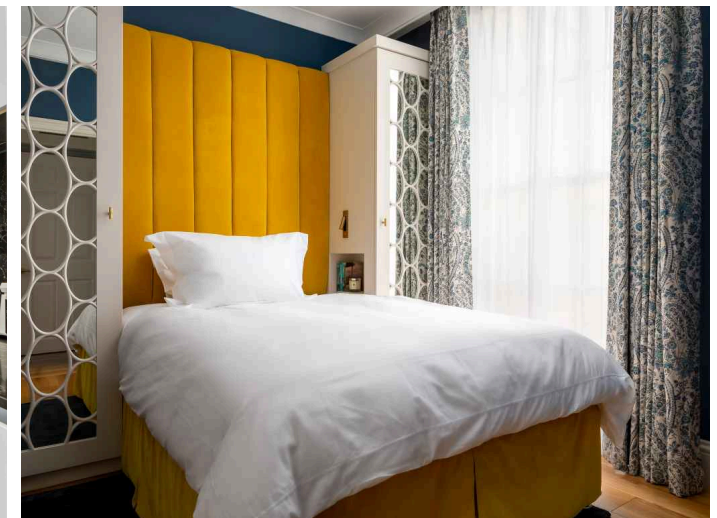
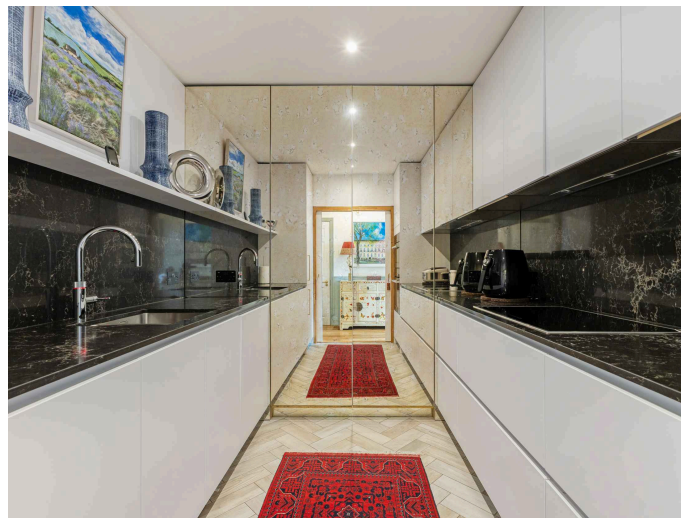
This uniform terrace is an iconic Cheltenham street scene and one that the town is noted for. The road itself is a more peaceful town road owing to its setting opposite Montpellier Gardens and also, that in part it is just one way. The open aspect and the park scene from the apartment makes it feel like a town oasis and this area, with its play park, coffee shop and tennis courts, provide a natural outside space to enjoy.

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 are 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.



FLOORPLANS

Approximate Floor Area = 81.4 sq m / 876 sq ft



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105630



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| | | 78 C | 82 B |