



John Dower House Crescent Place, Montpellier, GL50 3PG

In Excess of £350,000



John Dower House Crescent Place

Montpellier, GL50 3PG

Luxurious 2-bed top-floor apartment in Grade II listed John Dower House, Cheltenham. Period features, modern amenities, lift access, and parking option. Rare opportunity. Viewings by appointment only.

Council Tax Band: C

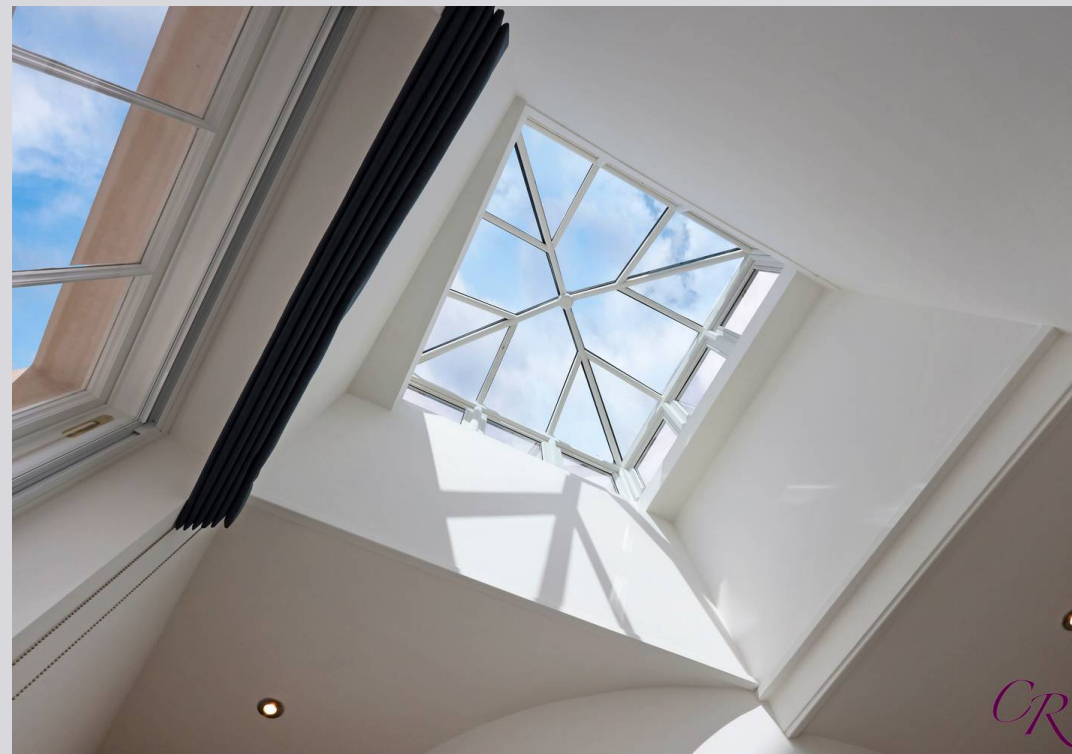
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- No Onward Chain
- Two Bedrooms
- Elevator To Block
- Immaculately Presented
- Spacious Apartment
- Communal Grounds



GUIDE PRICE £375,000 – £400,000 LOCATION LOCATION LOCATION

This apartment , previously show suite, is the most unique of all the John Dower suites showcasing the only huge and architecturally stunning roof lantern within the building, which floods the entire entrance to the apartment with sunlight

This beautiful top floor apartment is located within the luxury Grade II listed building, John Dower House. The property in the heart of the town centre has carefully considered accommodation. There are two double bedrooms, a large shower room, a very spacious and bright sitting room, and a kitchen-breakfast room.

The apartment was the stunning show suite for John Dower and is one of three accessed via an elegant foyer with high ceilings, period features, large sash windows and an elegant open sweeping staircase leading up to the apartment. Each apartment benefits from being located on its own floor. A lift takes you directly to your front door from the communal entrance and the underground car parking that is located within this building. Underground secure and monitored parking is available on request for a nominal fee of £27 P.C.M.

The apartment is bright and airy, and upon entering the front door, you are greeted with a generous hallway with a huge sky lantern, under which there is space for a study area, and a large window which brings in lots of wonderful natural light. Neutral carpeting in the hallway flows into the quietly situated bedrooms at the rear of the apartment which is a unique and carefully considered floorplan. There is a video/phone security entrance system which also allows calling to other residents/emergency services and the duty officer in the Lifestory complex if required.

The spacious and bright sitting room has views to the front of the building through two large sash windows with secondary glazing. There is engineered wood flooring underfoot and an original feature marble fireplace with a slate hearth.

A well-equipped kitchen breakfast room looks over the communal courtyard below and has ample space for an extendable dining table and chairs. There is engineered wood flooring underfoot and an original marble feature fireplace with a slate hearth.

The kitchen offers a range of soft close, fitted wall and base units with quartz composite worktops, under-counter lighting, tiled splash backs and an inset double sink with a mixer tap. The high spec appliances include a Bosch integrated fridge-freezer, oven, hob, microwave and raised height Fisher & Paykel dishwasher.

A larder/storage cupboard and a large utility cupboard house a Bosch washing machine, separate Bosch tumble dryer, and the Heat Interface Unit system for all the rooms.

Both double bedrooms are located towards the rear of the apartment and have views over the communal gardens and grounds. There is ample room for both bedroom furniture and storage.

The shower room completes the accommodation and offers tiled flooring and walls with a white suite comprising a large walk-in shower enclosure with a rain head and separate shower attachment, a low-level WC and a vanity unit with an inset basin and double mirrored light-up cabinet with shavers' socket. There is also a heated towel rail and an area ideal for storing towels and linen.

Further benefits to this exceptional apartment are the designer custom-made blinds, curtains, and light fittings, all of which are included as part of the sale. There is also gas central heating, secondary glazing, 24-hour CCTV monitoring, monitored alarm system for the building, on-site management team. There is secure under croft parking with lift access to the ground floor and a separate bicycle / disability vehicle storage room. John Dower House is part of the Lifestory Homes.

Tenure- Leasehold Lease Length- 997 Years Monthly Service Charge- £459.00 Service Charge Review Period-Yearly Annual Ground Rent- None Council Tax-C

Agents Note: There is a section 20 notice for intention of external decoration with a levy due to each apartment, the seller is happy to consider covering this depending on the offer accepted, this will be agreed during negotiations.

Cheltenham is a beautiful Regency Town, famous for its many festivals, including Literature, Music, Science, Jazz and the legendary National Hunt Racing Festival, The Cheltenham Gold Cup. In addition to its festivals, Cheltenham has an enviable reputation for its excellent schools. Some are internationally recognised, including the renowned Cheltenham College and Cheltenham Ladies College. The town centre boasts various local and high-street shops, eateries, bars and art galleries, attracting visitors from far and wide.

All property details will be confirmed between vendor and purchaser solicitors, including its position on Leasehold. All measurements are approximate and for guidance purposes only.

Please note that the photographs used are for marketing purposes. Some are virtually staged and therefore do not accurately represent the apartment/property.



JOHN DOWER HOUSE, CRESCENT PLACE

Approx. gross internal area
1176 Sq Ft. / 109.3 Sq M.



SECOND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Floor Plan not to scale and completed by a RICS surveyor.





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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.