



Montpellier Court Lansdown Road, Cheltenham - GL50 2HT

In Excess of £140,000



16 Montpellier Court Lansdown Road

Cheltenham, Cheltenham

Charming 1-bed apartment in sought-after Lansdown Rd area, Cheltenham. Open-plan, modern finishes, local amenities nearby. Ideal for first-time buyers/investors. Prime location near town centre, train station, and A40/M5.

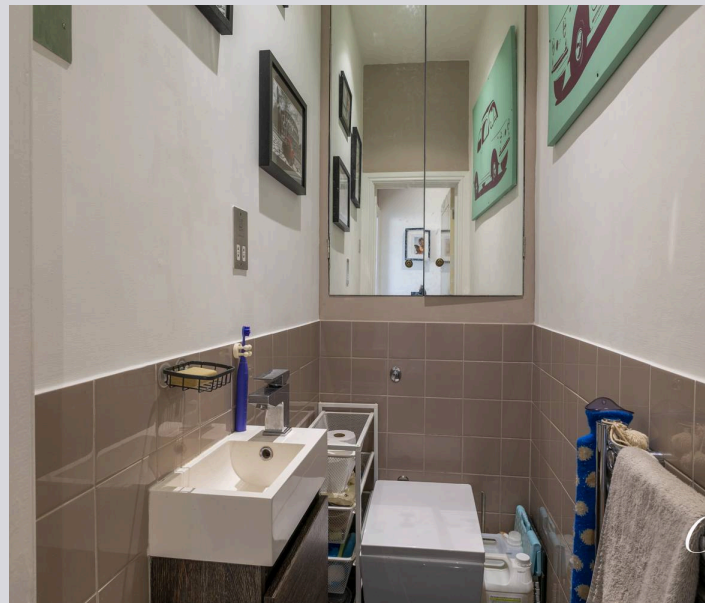
Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- Share of Freehold
- Popular Lansdown Road Location
- One Bedroom Apartment
- Open Plan Kitchen / Living / Dining Area
- A Short Walk From The Promenade
- Parking Available On A First Come First Served Basis





Located in the sought-after Lansdown Road area, this charming one-bedroom apartment offers a stylish and convenient retreat in the heart of Cheltenham. With an open-plan layout, modern finishes, and easy access to local amenities, this property is perfect for first-time buyers, investors, or those seeking a well-located city base.

Kitchen/Sitting/Dining Room: This bright and airy open-plan space offers a seamless blend of modern convenience and character. The kitchen area is well-equipped with a built-in oven, four-ring electric hob with an extractor hood, and an integrated sink and drainer. There is ample space for a dining table and a comfortable seating area, making this the perfect spot for both relaxation and entertaining.

Bedroom: A well-proportioned double bedroom offering a peaceful retreat with a bright and airy feel. The space comfortably accommodates a bed and additional furnishings as well as a shower.

Shower Room & WC: The property benefits from a separate WC providing a practical and functional layout.

Parking: On a first-come, first-served basis

Tenure: Share of Freehold

Lease Length: 117 years remaining

Service Charge: £178 PCM Reviewed Annually

Council Tax Band: A

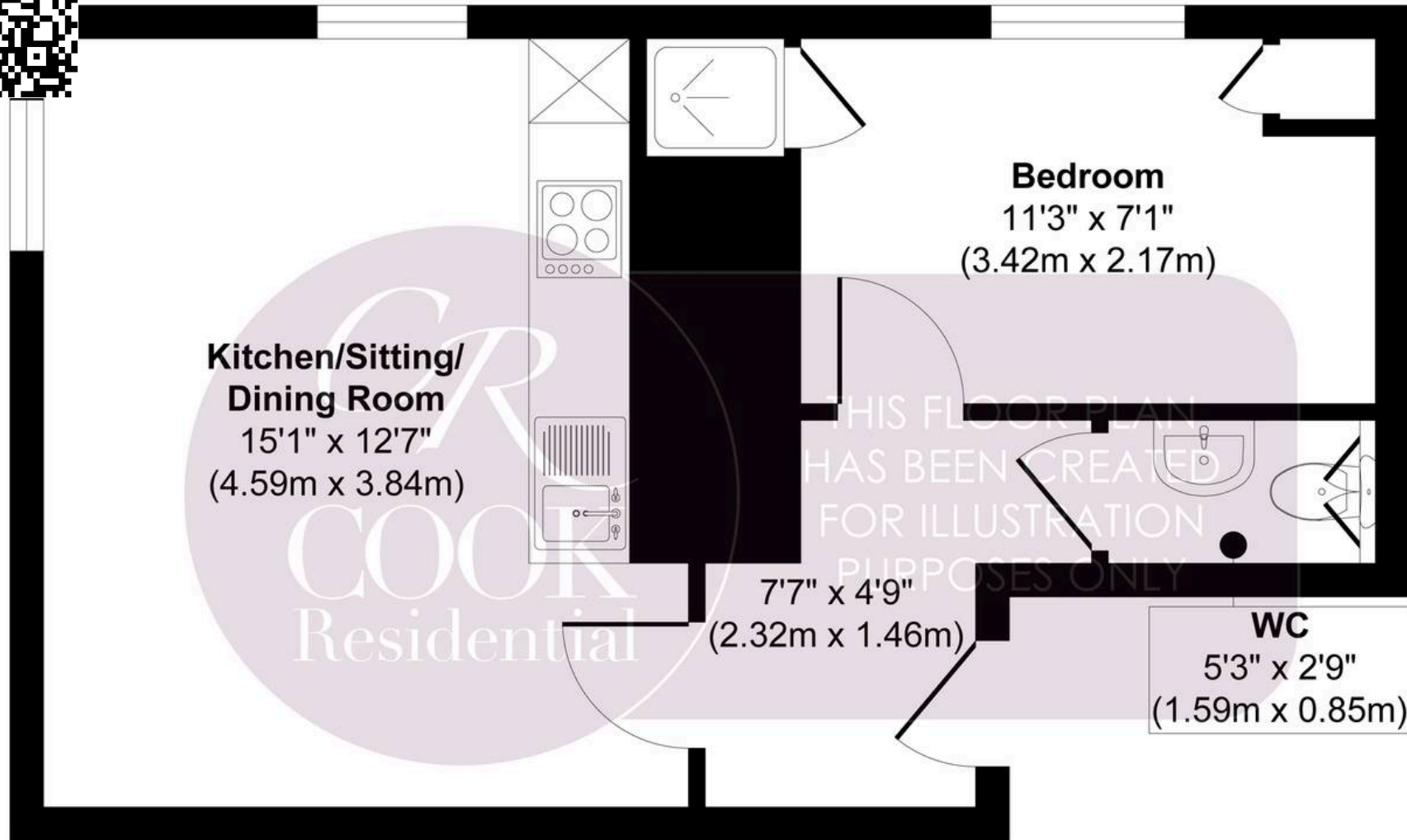
Agents Note: Please note that there are Section 20's notices for this property in place. For more information please contact your agent..

Viewings are strictly by appointment only. Please contact Cook Residential to arrange a viewing.

Location: This apartment enjoys a prime location within easy reach of Cheltenham's renowned Promenade, Montpellier Gardens, and a wealth of boutique shops, cafés, and restaurants.

Lansdown Road is a highly desirable location in Cheltenham, offering easy access to the town centre, Cheltenham Spa train station, and excellent road links to the A40 and M5. The area is home to stunning Regency architecture, charming cafés, and a vibrant social scene, making it a sought-after place to live.

All information regarding the property details, including its tenure, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

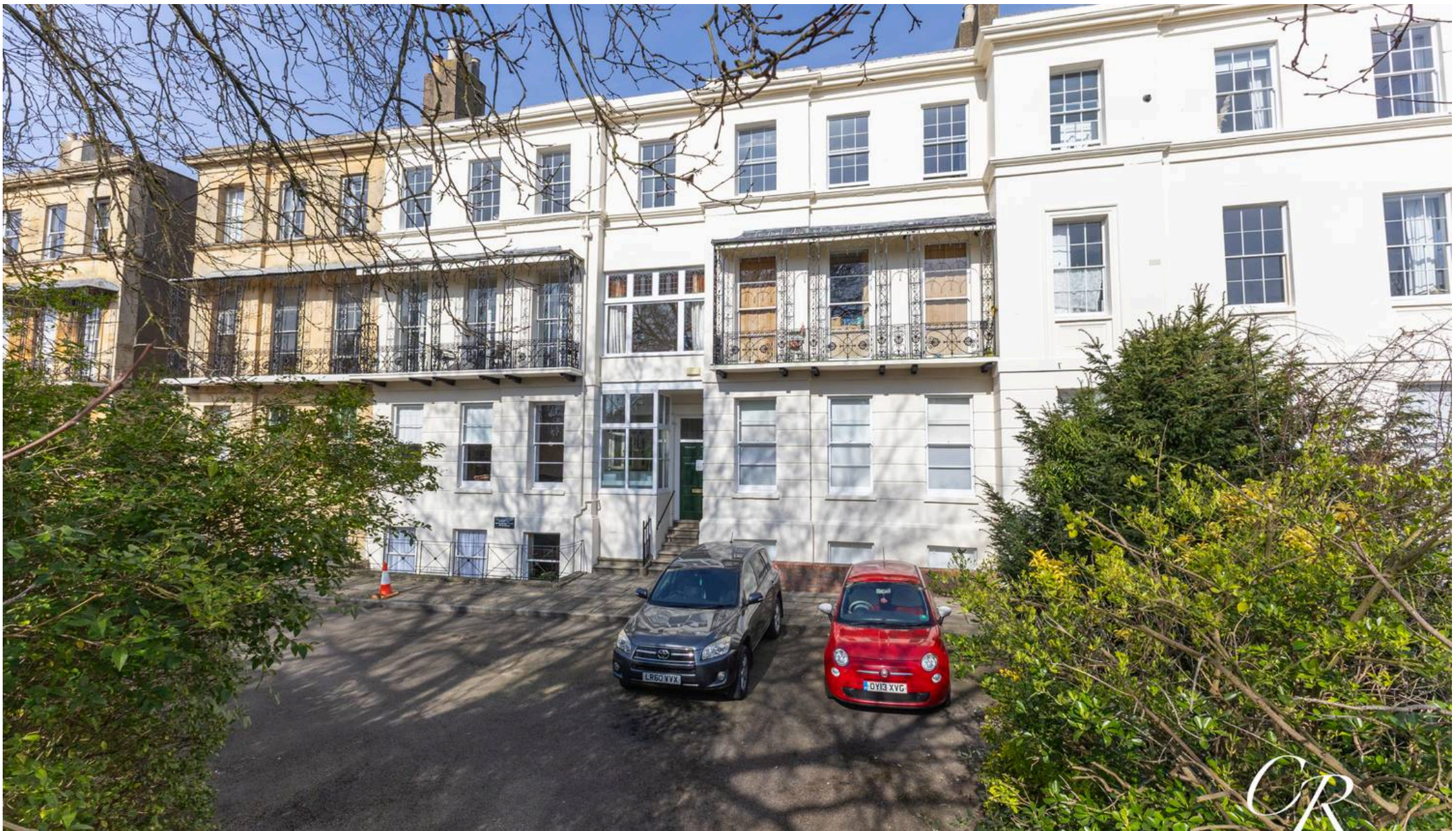


Floor Plan

Approx. Gross Internal Floor Area 352 sq. ft / 32.78 sq. m

Produced by Elements Property





Cook Residential

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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.