



Montpellier Terrace, Cheltenham, GL50 1UX

Guide Price £285,000



Montpellier Terrace

Cheltenham, GL50 1UX

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Grade II Listed Regency Building
- Two Bedroom Second Floor Apartment
- Prime Montpellier Location
- Modern Kitchen/Dining Room
- Long Lease With 953 Years Remaining





A beautifully presented two-bedroom apartment forming part of an attractive Grade II listed Regency building in the heart of Montpellier. Occupying a second-floor position, the property offers bright and well-proportioned accommodation throughout, combining period character with modern finishes. Situated within one of Cheltenham's most sought-after districts, the apartment is offered to the market with no onward chain.

Entrance Hall: A welcoming entrance hall provides access to principal rooms and includes a useful built-in storage cupboard, offering practical space for household items and coats.

Sitting Room: A spacious and light-filled reception room featuring a large sash window and a decorative fireplace surround, creating an attractive focal point. The room offers ample space for seating and entertaining whilst enjoying a pleasant outlook across the surrounding buildings and mature greenery.

Kitchen/Dining Room: A well-appointed kitchen fitted with a range of contemporary wall and base units complemented by work surfaces and tiled splashbacks. Integrated appliances include an oven, hob and extractor hood, with additional space and plumbing for a washing machine and freestanding fridge/freezer. A generous dining area sits alongside the sash window, creating an ideal space for everyday dining.

Bedroom One: A generous double bedroom enjoying a peaceful outlook. The room offers ample space for bedroom furniture and benefits from high ceilings and large sash windows that enhance the sense of space and light.

Bedroom Two: A versatile second bedroom that would work equally well as a guest bedroom, nursery or home office. The room also enjoys a pleasant outlook and excellent natural light.

Bathroom: A stylishly appointed bathroom fitted with a modern white suite comprising a panelled bath with shower over and glazed screen, wash hand basin with vanity storage beneath, WC and heated towel rail. Contemporary tiling and neutral décor complete the space.

Additional Details:

Tenure: Leasehold

Lease Length: Approximately 953 years remaining

Service Charge: £1,848 per annum

Ground Rent: £5 per annum

Council Tax Band: B

EPC Rating: D

Grade II Listed Building

No Onward Chain

Please note that permission from the management company is required to keep pets at the property.

Location: Montpellier Terrace is one of Cheltenham's most desirable addresses, positioned within the highly regarded Montpellier district. Renowned for its elegant Regency architecture, boutique shops, independent cafés, restaurants and bars, Montpellier offers a vibrant lifestyle right on the doorstep. Cheltenham town centre, Imperial Gardens, Montpellier Gardens and Cheltenham Spa railway station are all within easy reach, making the location ideal for both owner occupiers and investors alike.

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SECOND FLOOR 607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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