



25 Montpellier Terrace, Montpellier, Cheltenham Gloucestershire GL50 1UX



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A substantial Grade II listed town house located in this highly sought after residential area with Montpellier Gardens to the front and central Cheltenham only a short stroll away. The property is currently divided into four, one bedroom flats providing a rare investment opportunity.







Montpellier Terrace is within the Central Cheltenham Conservation area and is found to the southern edge of Montpellier Gardens.

Number 25 overlooks Montpellier Gardens with its open green spaces, cafe and tennis courts. The gardens often provide a venue for the many festivals which visit Cheltenham each year.

The town centre is within easy walking distance and offers an excellent range of amenities.

Arranged over four floors the house has been divided into four, one bedrooms flats offering a rare investment opportunity.

Many of the property's period features remain including many original working shutters, period cornicing and fireplaces.

To the rear is a small south facing yard which is enclosed and has access on to Back Montpellier Terrace.







**BASEMENT FLAT:** Steps lead down from the pavement to the Basement Flat which has its own private entrance. The front door opens into a entrance hall with door opening into a sitting room off which is a fitted kitchen. A door leads through into an inner hall with a utility/cloakroom to one end a door to a double bedroom with wardrobes to one wall. A door leads through to a bathroom fitted with a white suite. Council Tax Band A. EPC: D (67/75)

**GROUND FLOOR FLAT:** The front door opens into the sitting room which has a 10' tall ceiling, two windows and a period fire place. Original double doors open into a fitted kitchen with a bathroom beyond. A inner hall leads down to the rear of the property where a cloakroom and double bedroom can be found. Gas fired central heating to radiators. Council Tax Band: A. EPC: D (59/75)

**FIRST FLOOR FLAT:** The front door opens into a entrance hall off which is a fitted kitchen and a sitting room with two tall windows and fireplace. A door leads into a double bedroom and bathroom beyond. Electric heating. Council Tax Band: A. EPC D (57/76).

**SECOND FLOOR FLAT:** The front door opens into an entrance hall which has a large storage cupboard. To the front of the property is a fitted kitchen and sitting room and to the rear is a double bedroom and bathroom. Electric heating. EPC: F (34/73)

## General

Tenure: Freehold.

Local Authority: Cheltenham Borough Council.

Parking: Resident permit on street parking.













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 Approximate Gross Internal Area 2721 sq ft / 252.8 sq m

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