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KINGSLEY
EVANS

18 MONTPELLIER GROVE

Cheltenham, GL50 2XB

18 MONTELLIER GROVE

CHELTENHAM, GL50 2XB

A spacious and beautifully finished townhouse forming part of an attractive street scene with parking in the prestigious Century Court development.

- Reception Hall
- Kitchen/Family/
Dining Room
- Utility
- Cloakroom
- Drawing Room
- Master Suite with
Dressing Room &
En Suite
- Three Double
Bedrooms (one with
En suite)
- Bathroom
- Internal Terrace
- Courtyard Garden
- Beautiful
Communal
Grounds
- Allocated Parking
for Two Cars

DESCRIPTION

Set in one of Cheltenham's most desirable locations between Montpellier and The Suffolk's, this beautiful town house offers the very best of town living with the benefit of secure underground parking and on-site gym. This award-winning development was considered a landmark and cutting-edge piece of architecture of its time and today is an address recognised for its exceptional quality and luxury design. The stylish and modern finish makes it perfect for those who want to either live in the heart of Cheltenham or have a centrally located lock up and leave that is particularly easy to maintain.

Internally, the accommodation is particularly generous with balanced bedroom to living space over three floors spanning c2112 Sq Ft. The ground floor is arranged to be more open plan in style and as with any of the best homes, it is the hub of the house. The kitchen itself is contemporary in style with a range of modern units and integrated appliances it opens to a large area for dining and sitting with a door opening to outside.



There is a separate utility room, cloakroom, and a large storage area under the stairs. In classic townhouse style, the drawing room is arranged traditionally to the front of the house facing the street scene on the first floor. Overlooking the gardens on this level are two double bedrooms, one with an en suite bathroom in addition to a separate shower room. On the second floor the two further bedrooms have been cleverly designed to open out to an internal terrace, flooding this whole area with natural light. The master bedroom has a walk-in dressing room and luxury en suite bathroom.

OUTSIDE

The property has the benefit of an attractive and easy to maintain courtyard garden. Yet, the broader communal grounds, which were designed by a former Chelsea Silver medalist, within the development are beautiful and extremely well tended making a smart setting for the townhouses and apartments. There are two subterranean private parking spaces behind electric gates, making it feel secure and safe.

SITUATION

Montpellier Grove is a quiet and particularly pretty road, Cheltenham's finest residential addresses. Within a short stroll is Montpellier, one of Cheltenham's most fashionable and popular locations a stones 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 local area are exceptional to 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.

In all a beautiful townhouse that offers the rare balance of quiet and secure town living, an ideal base for parents needing to be close to one of our internationally renowned schools, rental or lock up and leave.

ADDITIONAL INFORMATION.

Lease is 999 years from construction.

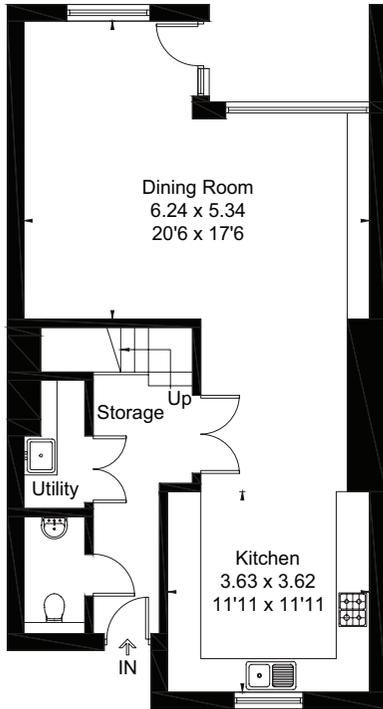
Services: All mains services are connected

Local Authority: Cheltenham Borough Council (01242) 262626

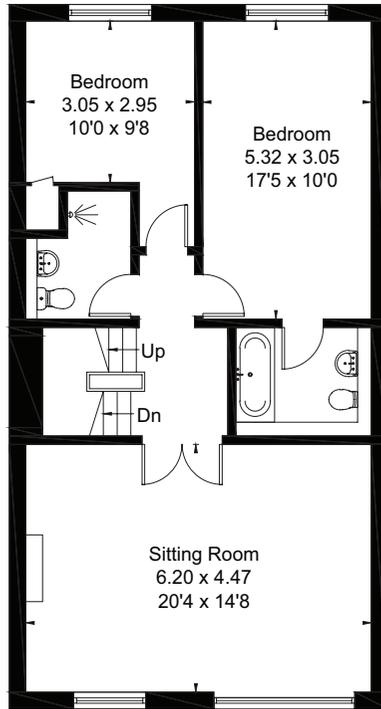


FLOORPLANS

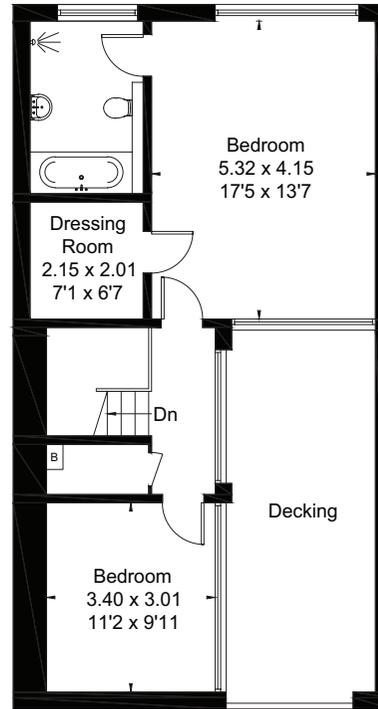
Approximate Area = 196.2 sq m / 2112 sq ft (Excluding Decking)
Including Limited Use Area (0.3 sq m / 3 sq ft)



Ground Floor



First Floor



Second Floor



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