

# FLAT 3, 10 QUEENS PARADE MONTPELLIER

CHELtenham, GLOUCESTERSHIRE, GL50 3BB





This beautifully presented Regency-style apartment is situated on Queens Parade, arguably one of the best locations in Montpellier, conveniently located near to the variety of amenities the area has to offer. The accommodation is well proportioned throughout and also offers a lift, allocated gated underground parking space, and South-West facing balcony.

Upon entering the building, the apartment is accessed via the lift through the well-maintained communal areas. Situated on the second floor, the apartment is light and bright throughout, with high ceilings and a spacious hallway opening into the dual-aspect reception room, with three sash windows and views down Bayshill Road. There is a large seating area and space for dining, with well-organised built-in storage and an electric fireplace.

Behind the reception room, there is a spacious, fully-fitted kitchen with double oven and integrated appliances. There is also a breakfast bar for dining.

There are three bedrooms, with two double rooms, both with fitted wardrobes, and a third, single bedroom, currently used as a study, also with built-in storage. Both double bedrooms have access to the South-West facing balcony, with views of Leckhampton Hill. There is an en-suite to the principal bedroom with freestanding bath and walk-in shower, and a separate and spacious shared bathroom, also with walk-in shower.

The apartment is in immaculate condition throughout having undergone a programme of refurbishment during the owner's tenure, to the highest of standards. The property also has an underground parking space, with the ability to have a resident's parking permit alongside this. Having been built in the late 1980s to mimic the adjoining regency houses, the building is in good order throughout and is not listed.

Deemed to be one of the most popular districts in the town, Montpellier offers a range of boutiques, cafes and restaurants, as well as the nearby Montpellier Gardens and Imperial Gardens. Cheltenham itself offers a variety of popular amenities as well as its renowned festivals, well-regarded schools, and easy access to the M5, A40 and Cheltenham Spa train station.





## Queens Parade

Approximate Gross Internal Area = 125.1 sq m / 1346 sq ft

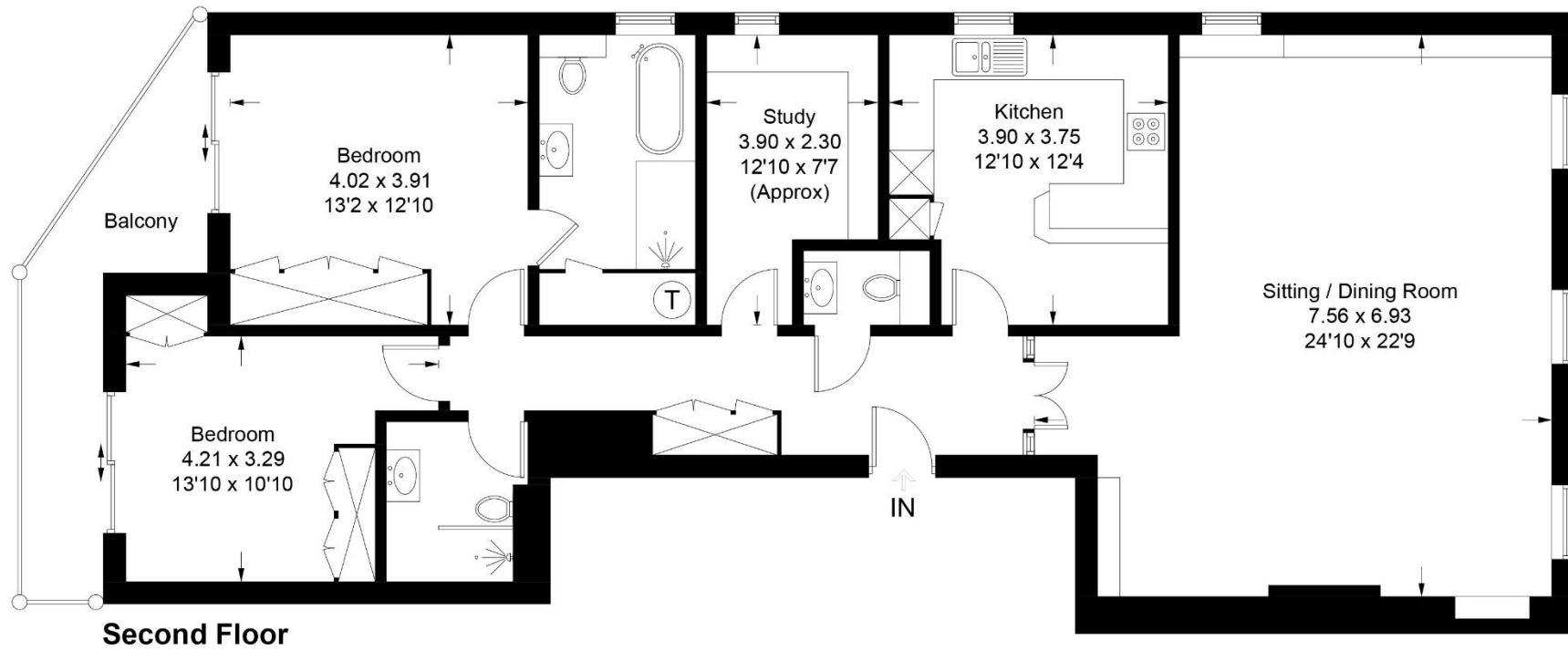


Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1265828)



#### **GENERAL INFORMATION**

Mains water, electricity, gas and drainage are connected to the property.

No short-term or holidays lets allowed.

No pets allowed.

#### **EPC RATING**

D

#### **COUNCIL TAX**

Cheltenham Borough Council

Council Tax Band (D) - £2246.52 (2025/2026)

#### **TENURE**

Leasehold with Share of Freehold

999 years from 1/1/1987 (960 years remaining)

#### **SERVICE CHARGE**

£3444 PER ANNUM

#### **VIEWINGS**

Strictly by prior appointment through

Charles Lear & Co. on

01242 222722

#### **Charles Lear & Co.**

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**Charles Lear**