



3 CLAREMONT LODGE

Montpellier Spa Road, Cheltenham, Gloucestershire, GL50 1UG

Presented by
Abigail outcliffe

PerryBishop
PROPERTY MADE PERSONAL

Step Inside

A beautifully redesigned and exquisitely refurbished top-floor apartment overlooking Montpellier Gardens, combining period grandeur with contemporary sophistication in one of Cheltenham's most prestigious locations.

KEY FEATURES

- Stunning top-floor apartment, comprehensively redesigned and refurbished to an exceptional standard throughout.
- Prime Montpellier location, positioned overlooking Montpellier Gardens.
- Grand communal entrance leading to beautifully presented accommodation.
- Elegant sitting room with high ceilings, feature semi-circular wall and stylish log-burner-effect fireplace.
- Bespoke fitted kitchen with integrated appliances and dedicated dining area, ideal for entertaining.
- Three well-proportioned bedrooms, including two luxurious en-suite bedrooms with fitted wardrobes.
- Main bathroom and separate laundry room.
- Private garage and far-reaching views towards Cleeve Hill, Leckhampton Hill and Montpellier Gardens.

ABOUT THE PROPERTY

Occupying a prime position overlooking the beautiful Montpellier Gardens, this stunning top-floor apartment has been comprehensively redesigned and refurbished to an exceptional standard, creating a luxurious and elegant home in one of Cheltenham's most sought-after locations. Further benefiting from a private garage, the property seamlessly combines period grandeur with contemporary sophistication.

A magnificent communal entrance provides an impressive welcome, reflecting the quality and sophistication found throughout the apartment and building. Upon entering, a welcoming entrance hall with useful storage leads to a staircase rising to the main accommodation. At the heart of the home is a striking light well, flooding the interior with natural light and enhancing the sense of space. High ceilings throughout further elevate the apartment's refined and luxurious atmosphere.

The impressive sitting room is beautifully proportioned and centred around a distinctive semi-circular feature wall with windows, complemented by a stylish log-burner-effect fireplace, creating a wonderful space for both relaxing and entertaining. The bespoke kitchen has been thoughtfully designed with integrated appliances and a dedicated dining area, offering a superb setting for modern living and hosting guests.

The principal bedroom is a beautifully appointed retreat, featuring bespoke fitted wardrobes and a well-appointed en-suite shower room. A generous second bedroom also benefits from fitted wardrobes and its own contemporary en-suite, while the third bedroom includes a built-in wardrobe and enjoys easy access to the luxurious main bathroom. Completing the accommodation is a separate laundry room, adding practicality to this exceptional home.









Step Outside

The apartment enjoys far-reaching views across Cleeve Hill, Leckhampton Hill and Montpellier Gardens, providing a picturesque backdrop throughout the seasons. Perfectly positioned directly opposite Montpellier Gardens and within moments of Montpellier's renowned boutiques, restaurants and cafés, this remarkable property offers an unrivalled lifestyle opportunity in the very heart of Cheltenham.

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.











Approximate Area = 167.3 sq m / 1801 sq ft
 Garage = 16.18 sq m / 180 sq ft
 Total = 183.0 sq m / 1970 sq ft
 For identification only. Not to scale.



(Not Shown In Actual Location / Orientation)

ADDITIONAL INFORMATION

Services, Utilities & Property Information

Utilities: Mains Gas, Water Supply, Sewerage, Heating and Electricity are connected to the property.

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability: Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.

Directions

Postcode: GL50 1UG

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Services & Tenure

Tenure: Leashold

999 year lease from 31st July 1959

Any bills or maintenance costs relating to the property are apportioned between the apartments in proportion to their respective square footage. There are three properties within the building.

Local Authority

Local Authority: Cheltenham Bourgh Council

Council Tax Band: E

Our reference

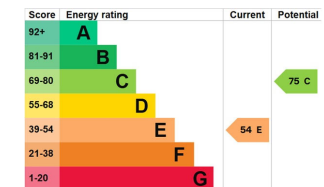
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We'd love to hear from you

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Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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