



Tivoli

 Nick  
GRIFFITH  
ESTATE AGENTS

Tivoli

St Stephens Road, Cheltenham, GL51 3AD

£425,000 Leasehold Share of Freehold

An exceptional raised ground floor, 2 bedroom apartment with allocated parking, just a short walk from Tivoli and Montpellier.

NO ONWARD CHAIN • reception hall • magnificent living/dining room • refitted kitchen • 2 double bedrooms • 2 shower rooms • gas central heating • allocated parking and visitors' parking • communal gardens • security entry system • close to Montpellier & Hatherley Park

#### Description

A beautifully presented raised ground floor, period apartment, situated in this highly desirable location, and offered for sale with no onward chain.

The upgraded accommodation includes an impressive bay fronted living/dining room with feature fireplace, refitted kitchen with a range of integrated appliances, 2 generous double bedrooms (both with ample fitted wardrobes), and 2 shower rooms (1 en suite). Outside, there is allocated and visitor parking, and well tended communal gardens. The property further benefits from gas central heating and security entry phone system.

#### Further Information:

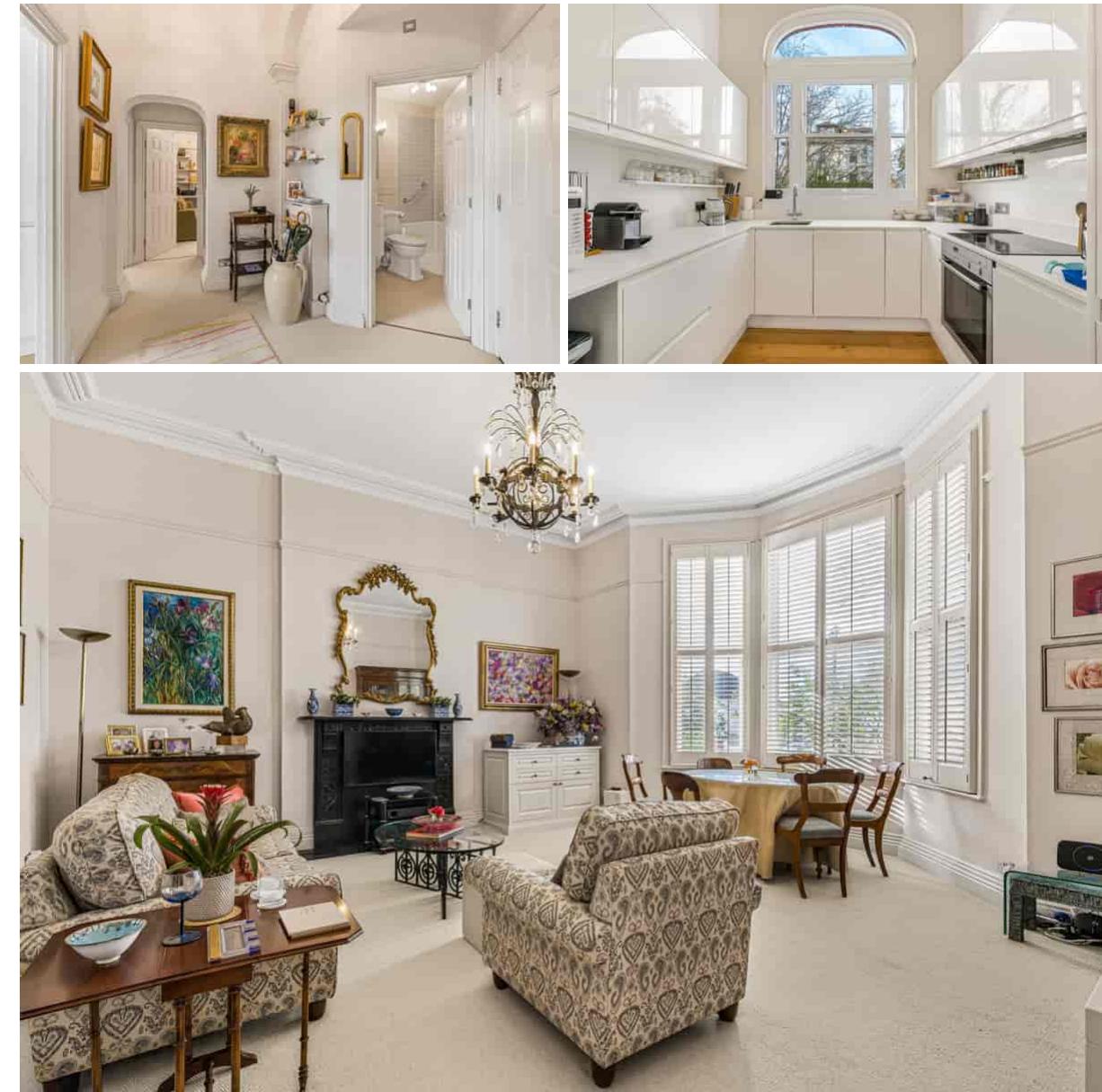
Lease 999 years from 1986. **Freeholder** Shawtap Ltd - each resident has 1/8th share of the freehold. **Management Company** CMG Leasehold Management Ltd. **Service Charge** Currently £2054 per year. **Pets & Short Term Lets** Not permitted.

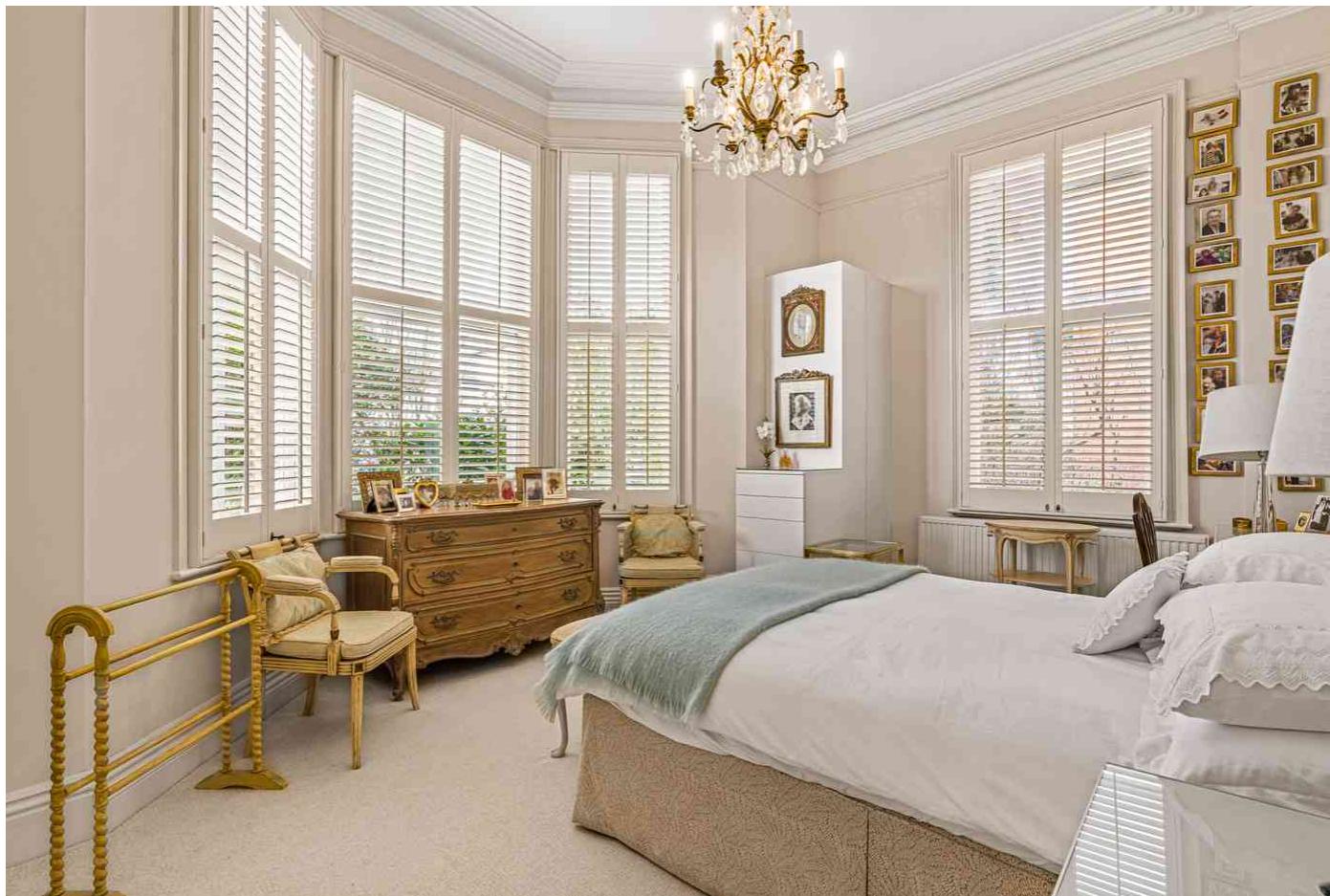
**Local Authority** Cheltenham Borough Council. **Tax Band** C. **Electricity**

Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

**Broadband** Connected to the property (until end of February 2026).

Purchasers should carry out their own investigations regarding the suitability of these services.



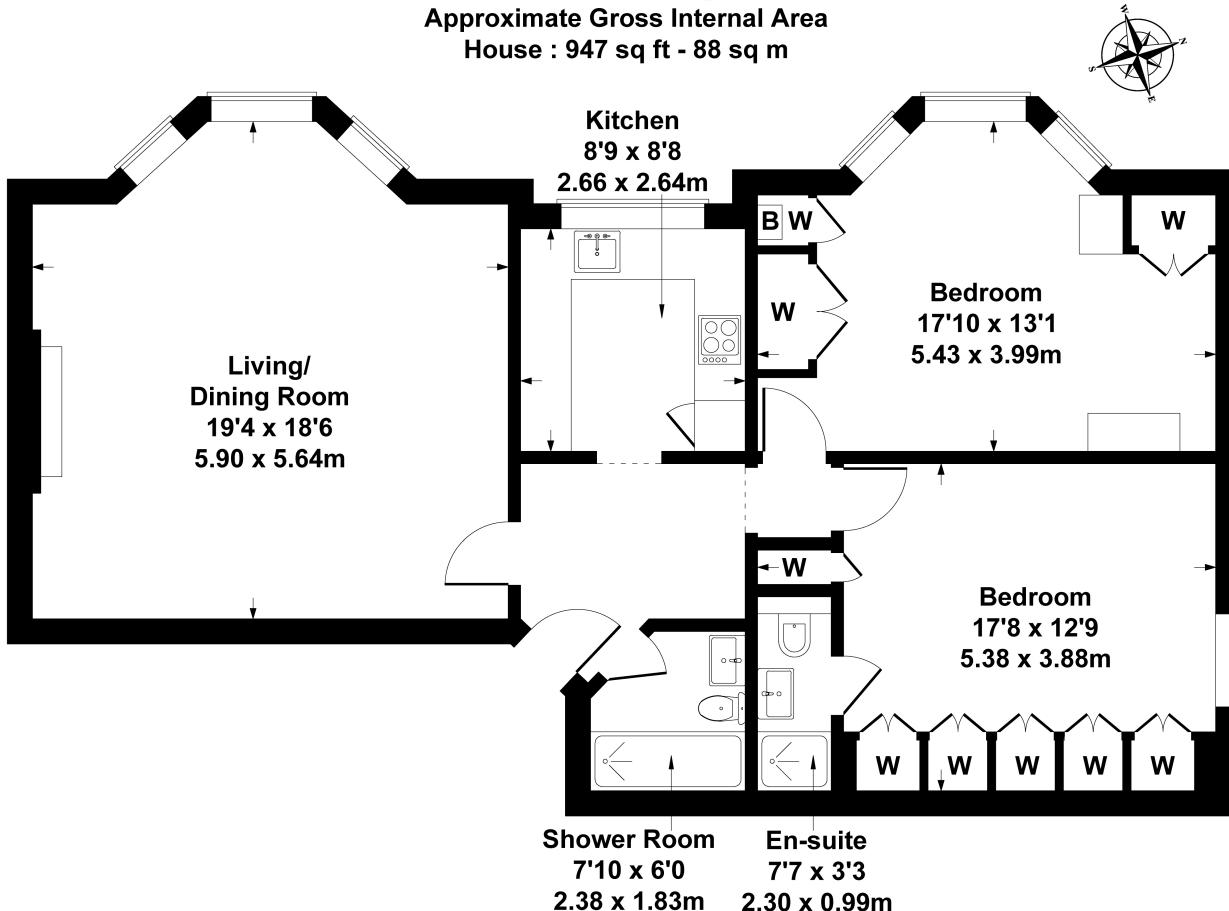


## Situation

A highly regarded residential location close to excellent schools, Hatherley Park, and a host of amenities found in Tivoli Parade, Bath Road and Montpellier. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

## Flat 1, 48 St Stephens Rd

**Approximate Gross Internal Area**  
**House : 947 sq ft - 88 sq m**

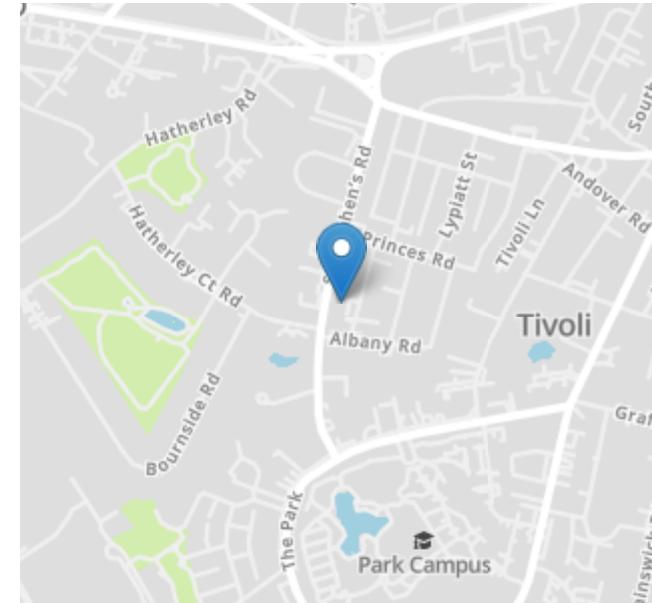


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.



## Energy Efficiency Rating

Rating	Current (Current)	Potential (Potential)
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		63
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

EU Directive  
2002/91/EC

England, Scotland & Wales

2002/91/EC

01242 261231

info@ngea.co.uk

[nfea.co.uk](http://nfea.co.uk)

114 Bath Road, Cheltenham, GL53 7JX