



Tunstall House



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3 Park Place, Tivoli, Cheltenham, GL50 2QS

£425,000 Leasehold Share of Freehold

A beautifully presented 2 bedroom, upper ground floor, Grade II Listed apartment within this much sought after location.

Grade II Listed • reception hall • living/dining room • kitchen • 2 bedrooms • family bathroom • gas central heating • on street permit parking • walking distance of the town centre

Description

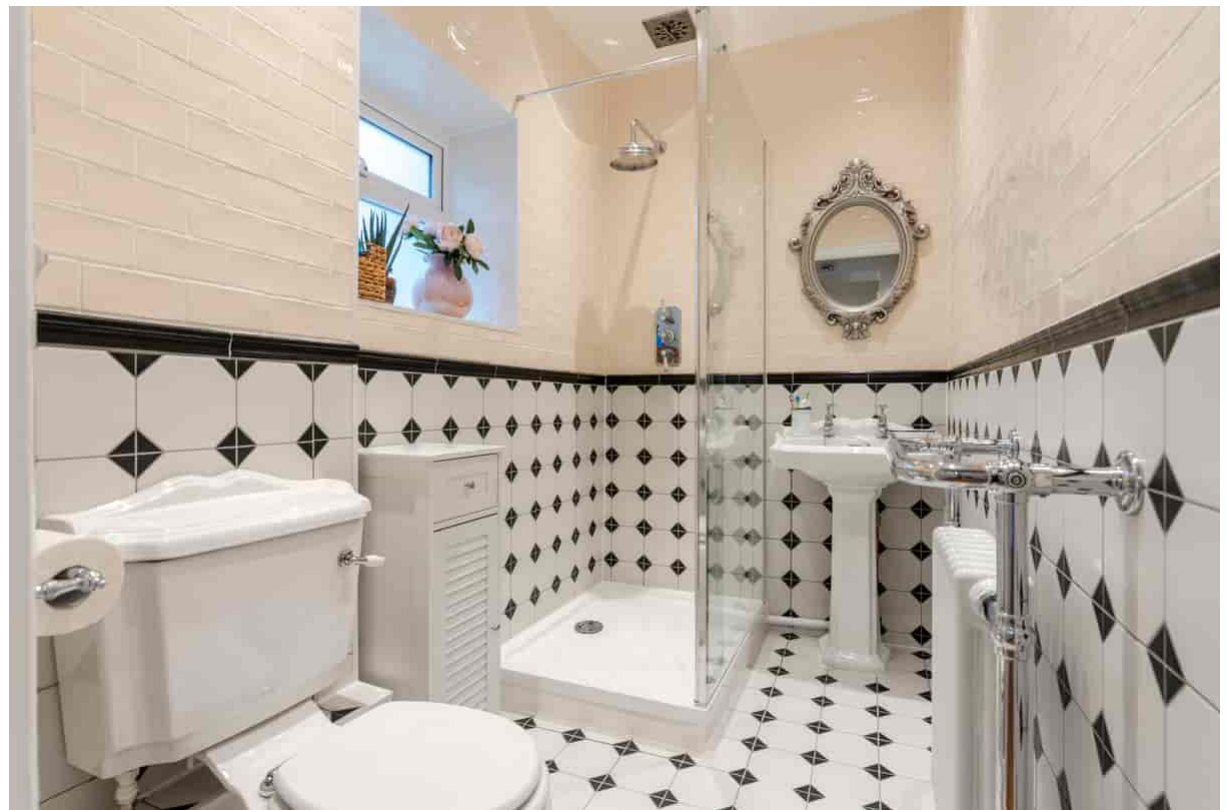
A beautifully presented apartment within a period building, located in the highly sought after area of The Park, just a short walk from the town centre. The light and airy accommodation offers an abundance of character and charm throughout. The welcoming reception hallway has wooden stripped flooring which continues into the impressive living/dining room which has large feature sash windows to the front and side with stripped working shutters, a handsome fireplace, decorative corning, and a bespoke fitted display unit. The kitchen has a range of wall and base units with wooden work surfaces. An inner hallway has 2 useful built-in storage cupboards, one of which houses the newly installed gas boiler (installed December 2024), and leads to 2 generous bedrooms, and a shower room with white suite and independent walk-in rainfall shower. Further benefits include gas central heating and traditional style iron radiators.

Further Information:

Lease 999 years from 1961 with share of freehold. **Service Charge** £480.00 per year (reviewed annually). **Ground Rent** £5.00 per year (reviewed annually). **Freeholder & Management Company** Tunstall House Management Co Ltd. **Short Term Lets** Yes. **Pets** Yes.

Local Authority Cheltenham Borough Council. **Tax Band** B. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

Broadband Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



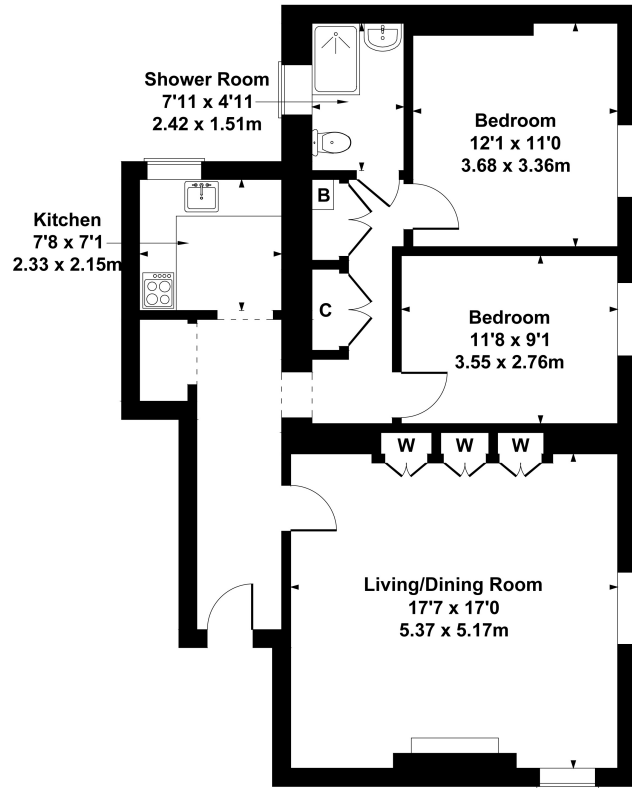
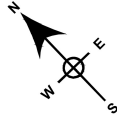


Situation

A highly regarded urban location, close to excellent schools, The Park, and a host of amenities found in Tivoli Parade, Bath Road and Montpellier. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

Flat 1 Tunstall House

Approximate Gross Internal Area
850 sq ft - 79 sq m

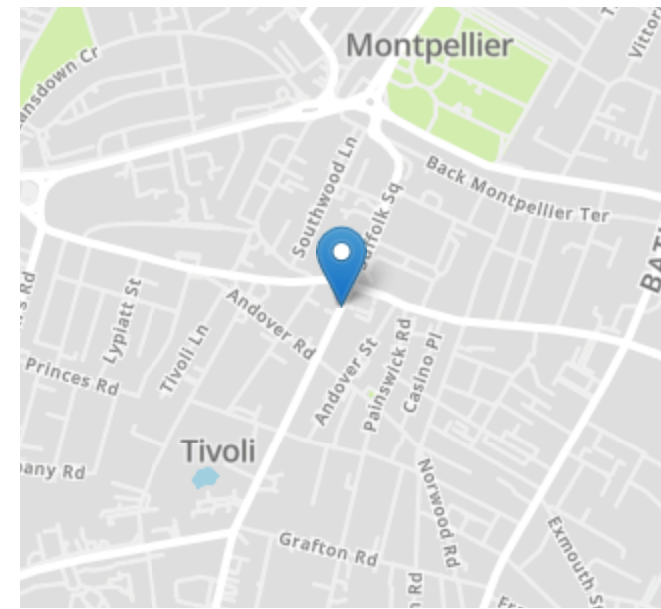


GROUND FLOOR

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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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