



Tivoli

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Wolcote House, Tivoli Road, Cheltenham, GL50 2TG

£550,000 Share of Freehold

A stunning 3 bedroom garden apartment with its own private entrance and garage, just a short walk from Montpellier.

APPROX 1600 SQUARE FEET • impressive reception hall/ home office
• living room • dining room • kitchen/breakfast room •
utility/cloakroom • 3 double bedrooms • 2 shower rooms • private
courtyard • garage • communal garden • gas central heating

Description

An impressive garden level apartment forming part of this handsome period villa in a prime central location. The beautifully presented accommodation includes a large reception hall/home office, living room with a lovely feature sash window, dining room, and a magnificent and recently refitted kitchen/breakfast room with door to the private courtyard garden. There is also a large utility/cloakroom, 3 double bedrooms, and 2 luxury en suite shower rooms (all bedrooms with fitted wardrobes). Outside, the property has its own private gated entrance, enclosed courtyard, and a single garage. The apartment further benefits from gas central heating, fine character features, and a well tended communal garden.

Further Information:

Lease 999 years from September 1993 - Share of Freehold. **Service Charge** £3510 per year (reviewed annually). **Freeholder** Two Tivoli road Management Limited. **Management Company** Young & Gilling. **Short Term Lets** Not permitted. **Pets** Permitted by written consent from the management company.

Local Authority Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** FTTC connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



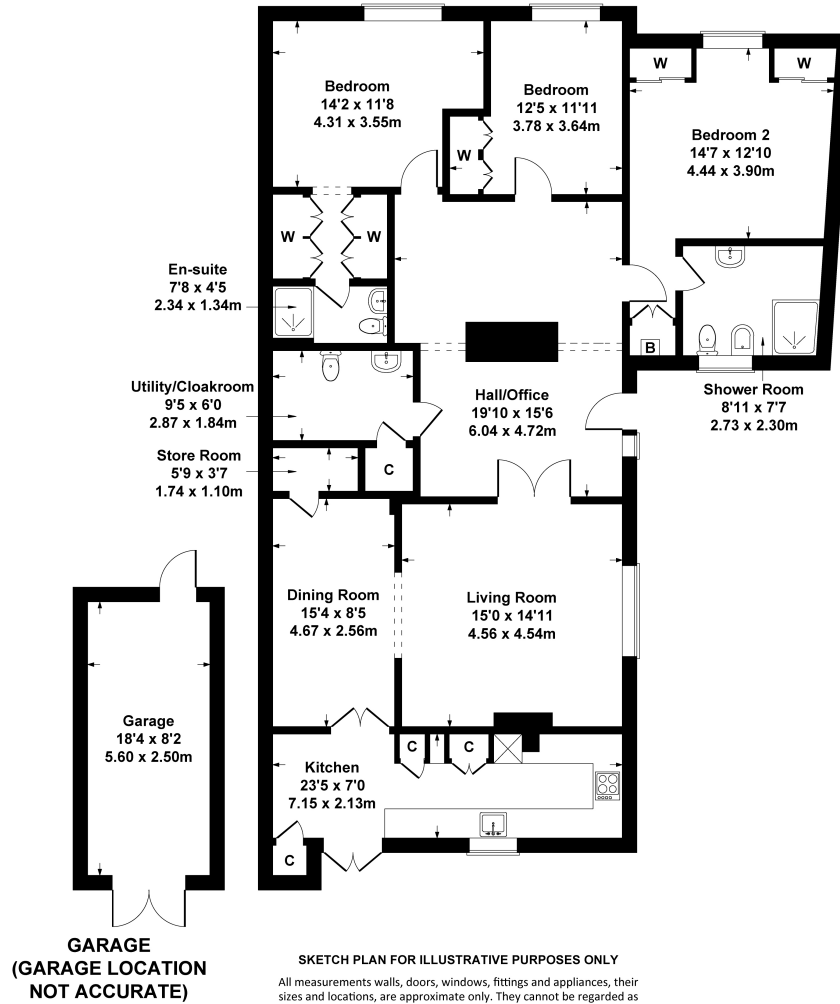


Situation

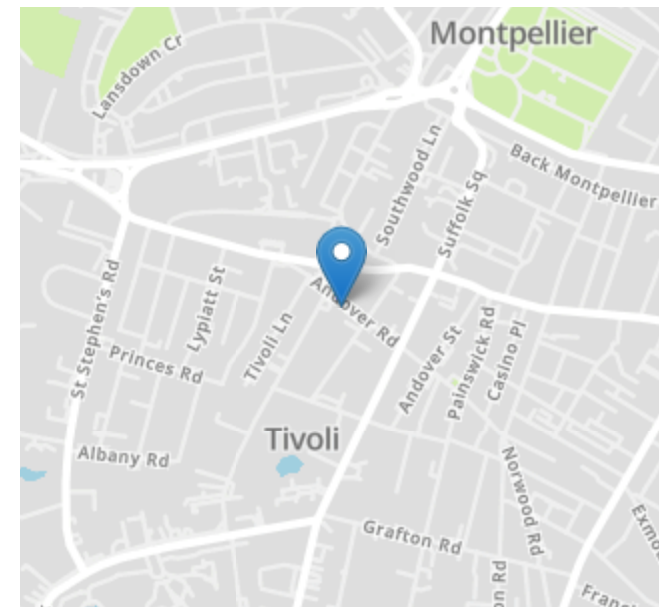
A premier central location, situated close to Montpellier and just a few hundred yards from the bars, restaurants, boutiques, and parks. It is also close to both Cheltenham College and Cheltenham Ladies College. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals.

Flat 1 Wolcote House

Approximate Gross Internal Area
House : 1572 sq ft - 146 sq m
Garage : 151 sq ft - 14 sq m
Total : 1723 sq ft - 160 sq m



Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	72	
(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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