



Tivoli

 Nick  
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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**

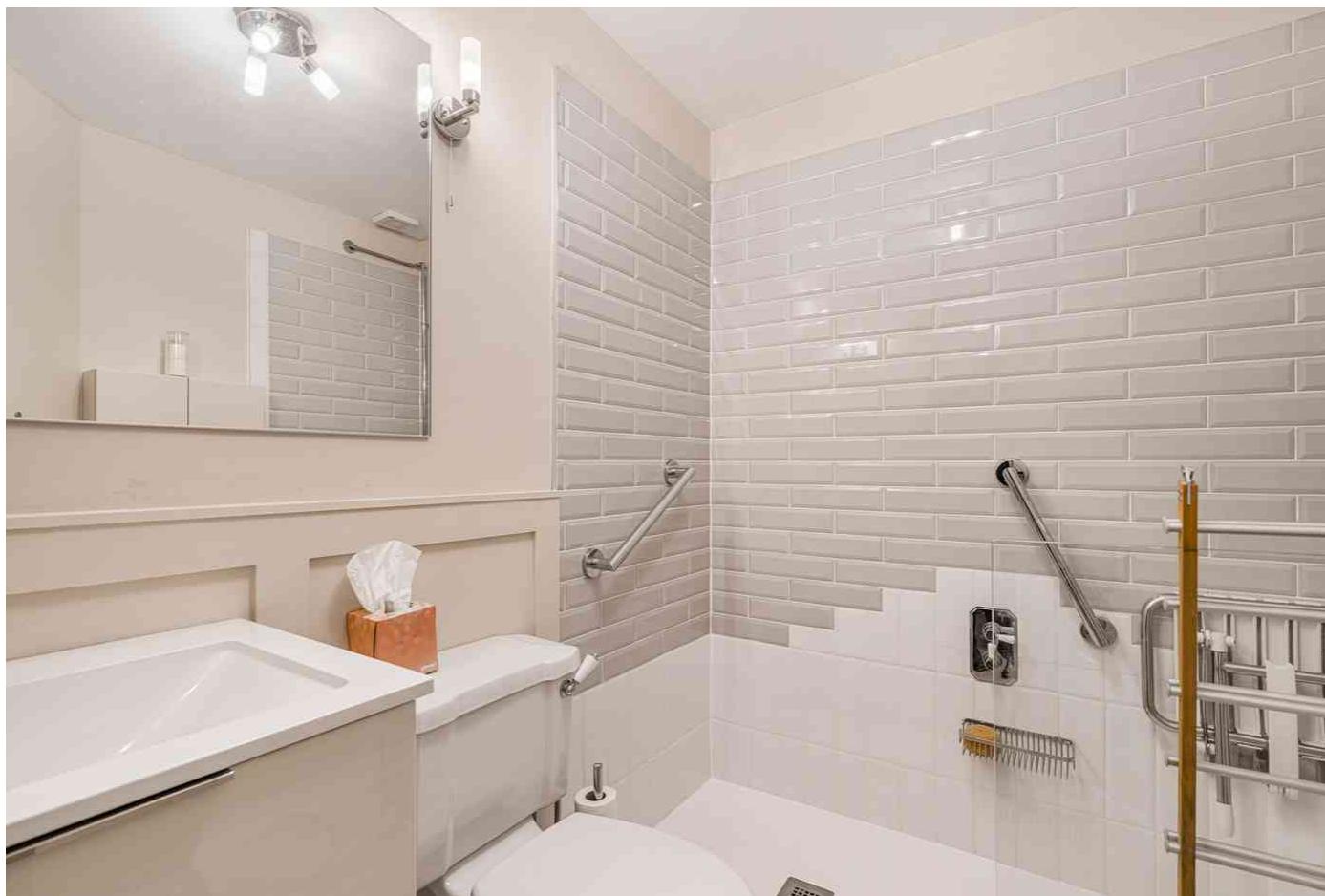
Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

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

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

**Agents Note** The sale is subject to Probate being granted.





## 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.

