



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.

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



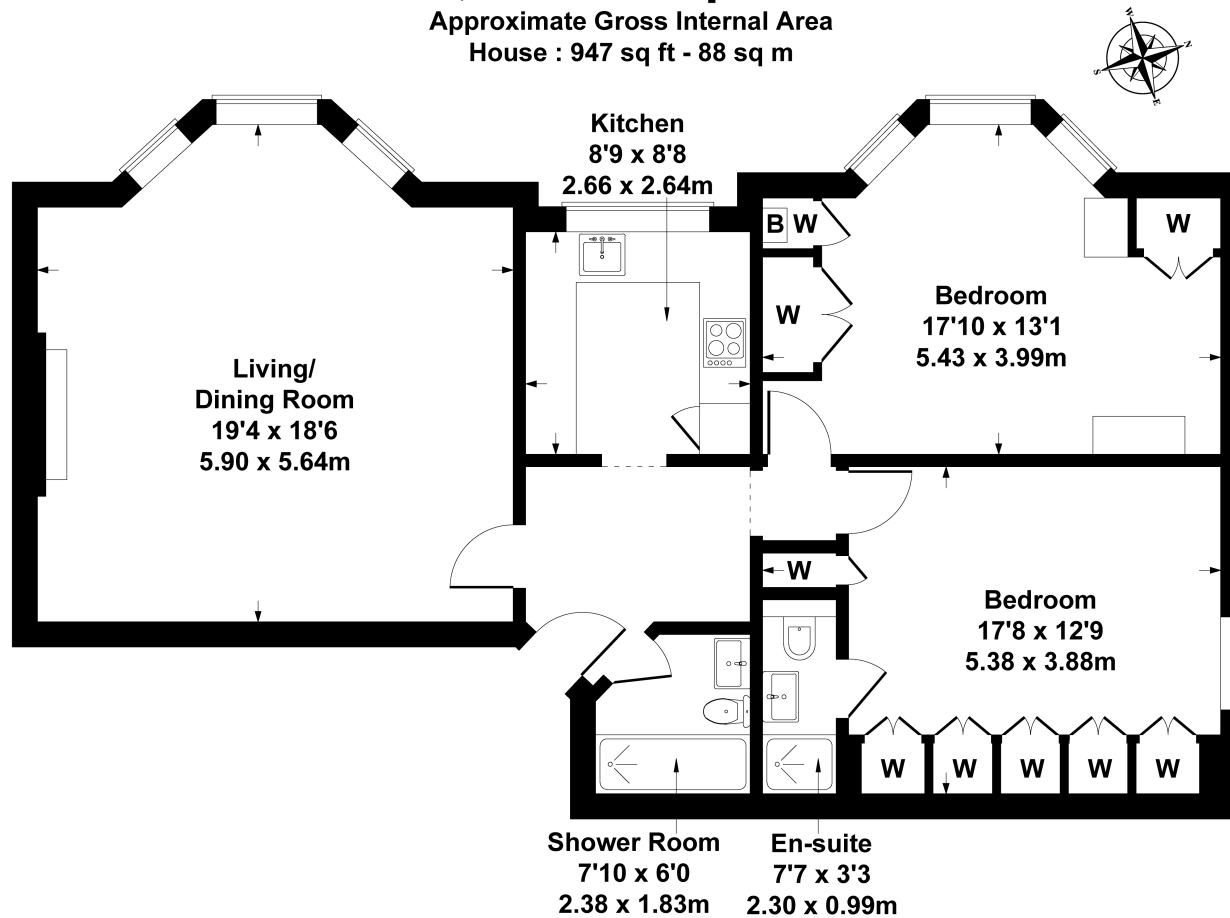


### **Situation**

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.

# Flat 1, 48 St Stephens Rd

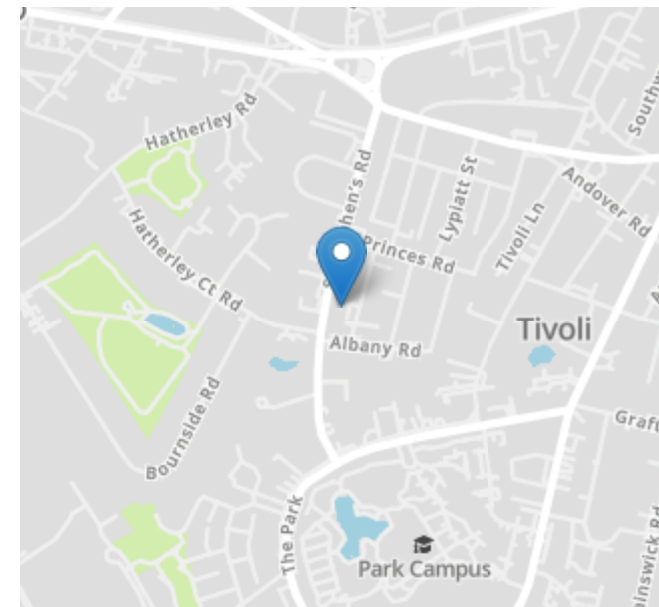
Approximate Gross Internal Area  
House : 947 sq ft - 88 sq m



## 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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