



PETER BALL & CO.
ESTATE AGENTS

ST STEPHENS ROAD, TIVOLI, CHELTENHAM GL51 3AA

£120,000

- Grade II Listed Bijou Apartment
- Elegant Period Dwelling
- Sought After Location
- Great Investor or FTB Buy
- Well Presented
- Double Bedroom
- Private Enclosed Balcony
- No Onward Chain

PROPERTY DESCRIPTION

A delightful and well presented, bijou, double bedroom, upper ground apartment with its own private enclosed terrace, situated within this elegant Grade II Listed period building in this fashionable location, close to good local amenities. This charming apartment would be an ideal investment for a buy to let, pied-a-terre or first time buy and can be reached via a communal entrance hall. The entrance hall to the flat has doors leading off to the cloakroom with a two piece white suite, separate shower cubicle and the living/dining/kitchen area. The living/dining/kitchen area has a window to the side aspect, matching wood effect wall and base units with working surfaces over, four ring gas hob, stainless steel one and a half bowl sink and space for a fridge, (washing machine is available via the workshop of No.22). The living/dining

space has a feature gas fire with slate hearth and a door leading to the bedroom. The bedroom has windows to the side and rear aspects and double doors leading to the raised enclosed private balcony. The balcony leads to the rear communal courtyard with access via double gates to a private lane at the rear. The property is heated via wall mounted electric storage heaters and is partially double glazed. This property is offered for sale with NO ONWARD CHAIN.

SITUATION

Tivoli is one of the most sought after areas of Cheltenham. It is a short distance away from the popular Montpellier district of Cheltenham and ideally situated for town centre shopping. Tivoli is blessed with its own rich variety of shops, cafés, restaurants and public houses. Nearby schools include Bournside, Dean Close and St. James.

DIRECTIONS

Leave our Leckhampton office via the Bath Road. Take the first left turn into Grafton Road. Proceed to the end and cross straight over onto The Park. Take the second right turn into St Stephens Road and the property can be found towards the end on the right hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band A.

Tenure - Leasehold. 900 + years remaining on the lease

Service Charge - £449.00 per annum

Ground Rent - £25.00 per annum.

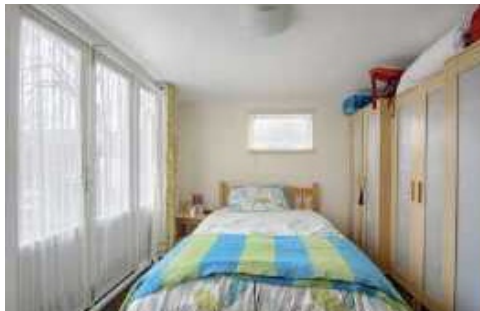
Energy Efficiency Rating		
Very energy efficient - lower running costs.	Current	Potential
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs.		
EU Directive 2002/91/EC		

Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Upper Ground Floor

Approx. 28.5 sq. metres (307.2 sq. feet)



Total area: approx. 28.5 sq. metres (307.2 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.