



Flat 5 6 St Stephens Road, Tivoli, Cheltenham GL51 3AA

Flat 5 6 St Stephens Road, Tivoli, Cheltenham GL51 3AA

A beautifully renovated second-floor one bedroom apartment finished to an exceptional standard, offering stylish contemporary interiors and excellent natural light. Ideally located in a popular residential area close to local amenities and facilities.



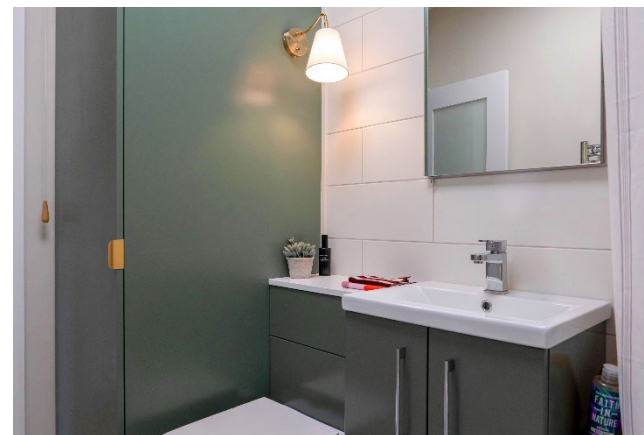
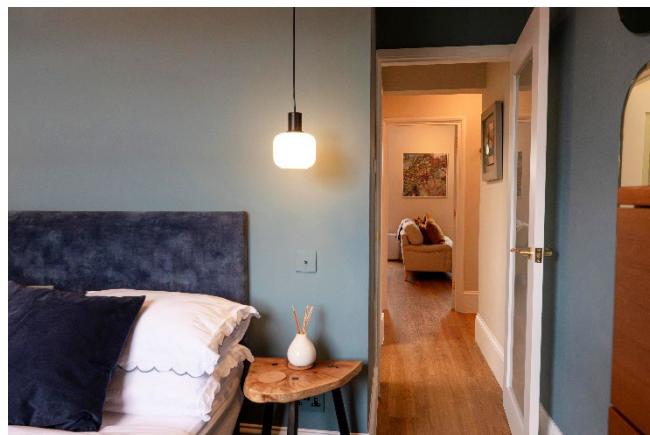


This beautifully presented second floor one bedroom flat has been thoughtfully renovated to an exceptionally high standard, creating a stylish and contemporary home in a popular residential area close to local amenities and facilities.

Well maintained communal areas and staircase lead to the property. The front door opens into a welcoming entrance hall with a built-in seat and borrowed light feature into the main living space.

Positioned to the front of the flat, the bright open plan living area combines sitting, dining and kitchen spaces. Two west-facing windows flood the room with natural light, enhancing the sense of space. The contemporary kitchen is well appointed with a range of fitted units, quartz worktops, a deep inset sink and integrated appliances including an oven, hob, fridge/freezer and dishwasher. A useful bank of additional storage units provides further practicality.

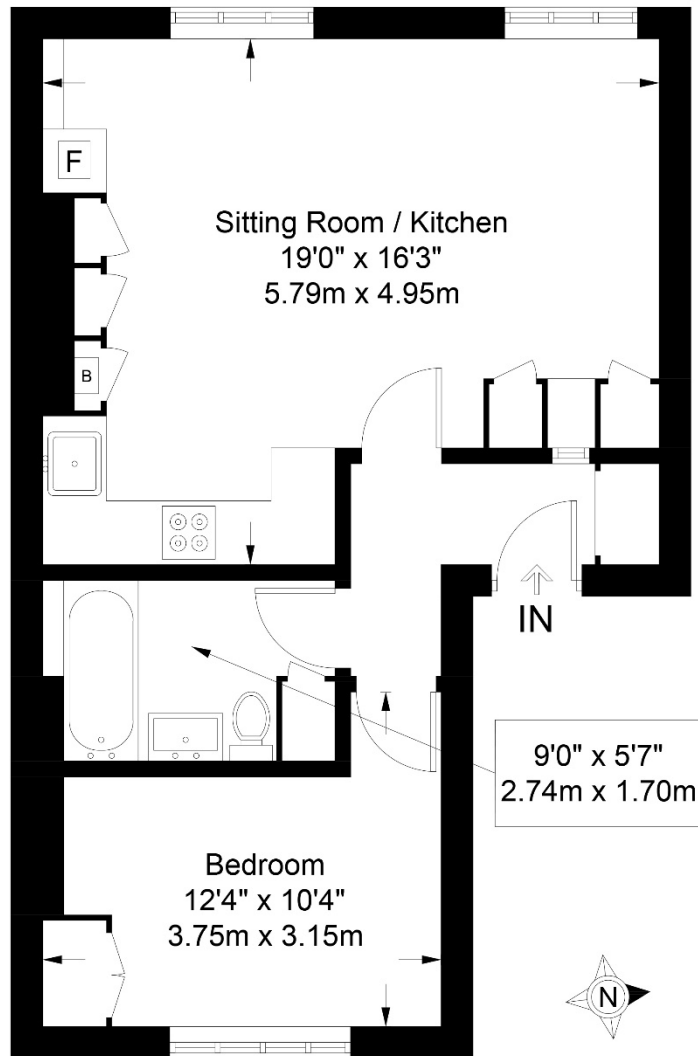
The bathroom has been cleverly reconfigured and fitted with a modern white suite including a WC, wash basin and bath with rainfall and handheld shower fittings. A double height utility cupboard provides plumbing for a washing machine and additional hanging space. The room is finished with part tiled walls and large marble floor tiles.



The bedroom is positioned to the rear of the apartment, enjoying views across Tivoli and benefiting from a built-in wardrobe.

Further benefits include gas central heating, hard flooring, contemporary lighting, new internal doors, modern kitchen and bathroom fittings, and recently redecorated interiors throughout.

This impressive apartment offers a superb opportunity for first time buyers, professionals or investors seeking a stylish home in a convenient Cheltenham location.



## Lease Details

Tenure: Leasehold  
 Lease: 125 years commencing 2015  
 Service Charge: £2,903.40 to 31.12.26  
 Ground Rent: £100 to 31.12.35 then doubles every 25 years  
 Managing Agents: Complete Property Group  
 NOTE: NO SHORT TERM LETS LIKE AIR BANDB ARE ALLOWED WITHIN THE BUILDING

## General

Services: All mains services are believed to be connected  
 Local Authority: Cheltenham Borough Council  
 Council Tax: Band A  
 EPC: D - (65/78)  
 Parking: On street parking

**Flat 5 6 St Stephens Road, Tivoli, Cheltenham GL51 3AA**  
 Approximate Gross Internal Area 485 sq ft / 45.1 sq m

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

**readmaurice** 

48 Andover Road, Cheltenham GL50 2TL  
 Tel: 01242 241122  
 Email: [post@readmaurice.co.uk](mailto:post@readmaurice.co.uk)  
[www.readmaurice.co.uk](http://www.readmaurice.co.uk)