

# Flat 5 6 St Stephens Road,

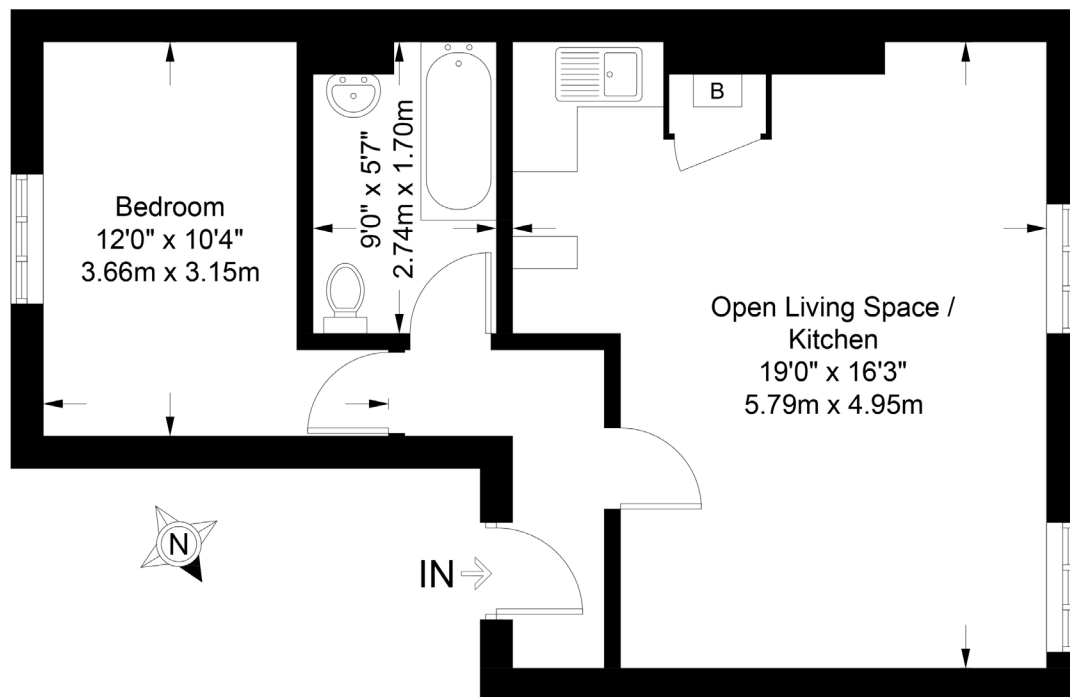
Tivoli, Cheltenham, Gloucestershire GL51 3AA

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A well-proportioned Grade II listed one bedroom top (second) floor flat located in a popular residential area close to facilities comprising a large open plan living space with kitchen, separate bathroom and bedroom. Chain free sale.



**Flat 5, 6 St Stephens Road, Tivoli, Cheltenham GL51 3AA**  
Approximate Gross Internal Area 481 sq ft / 44.7 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.

A well-proportioned top (second) floor flat located within this sought after area with views to both the front and rear.

Well-presented communal halls and staircase lead to the property. The front door opens into an entrance hall off which are the principal rooms.

To the front of the property is a good-sized, west facing, open-plan living space with two windows and a kitchen fitted in one corner. The bathroom is well appointed with a white suite comprising bath W.C. and basin and to the rear is the bedroom.

The property is being sold chain free and would make an ideal first purchase.

## Lease Details

Tenure: Leasehold

Lease: 125 years commencing 2015 - 116 years remaining.

Service Charge: £1956.20 per annum with a 20% liability.

Ground Rent: £100 to 31.12.2039 and then doubling every 25 years.

Managing Agents: The Complete Property Group.

NOTE: The lease does not allow short term lets like Airbnb.

## General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band A

EPC: D (65/78)

Parking: Non permit on street car parking.

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