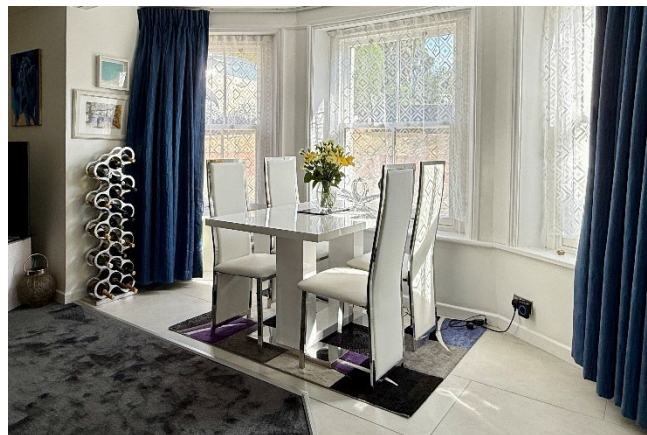




Flat 1 33 St Stephens Road, Tivoli, Cheltenham GL50 3AB

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A well-presented and spacious lower ground floor flat recently renovated offering good sized rooms. Comprising wide entrance hall, sitting room, modern re-fitted kitchen, re-fitted shower room and a double bedroom together with off street car parking and easy access to the facilities of central Cheltenham and Tivoli.





A spacious, flat on the lower ground floor of this commanding detached villa located between Tivoli and The Park.

This one bedroom flat is in excellent condition throughout having recently been renovated to a high standard.

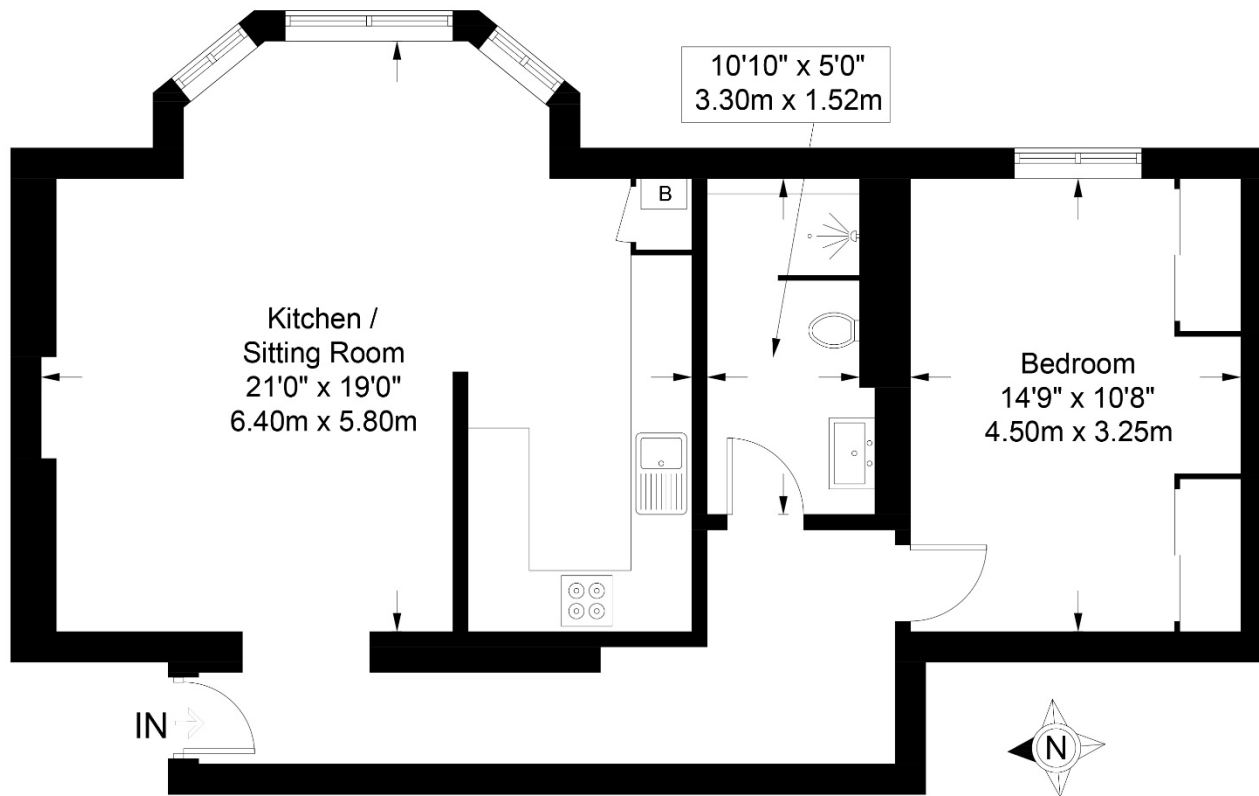
The property features a good sized sitting room with splay bay window and access to a partially open plan kitchen which has been refitted with modern units and is well equipped. The entrance hall widens to the bottom creating the space for a small desk and gives access to a well-appointed refitted modern shower room with a large walk-in deluge shower, W.C. and basin. Both the walls and floor a tiled.

The double bedroom is a good size and features two sets of build in wardrobes.

The grounds extend to the front and rear of the property. Car parking is unallocated and provides for one car parking space per flat.



This fine flat is well presented throughout, having recently been renovated to a high standard. Improvements include a replaced gas fired combination boiler and radiators, replacement triple glazed wooden sash windows, newly fitted kitchen & shower room, wardrobes to the bedroom and redecoration throughout.



General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band B

EPC: D

Lease Details

Tenure: Leasehold with share of the freehold.

Lease: 999 years commencing 12th October 1982 - 956 years remaining.

Service Charge: £1,800 per annum

Ground Rent: Not collected.

Managing Agents: Colmore & Gaskell

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Approximate Gross Internal Area 709 sq ft / 65.9 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.

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