

A three-story cream-colored house with a classical portico supported by four columns. The house features multiple windows, some with white frames and others with dark frames. There are two dormer windows on the roof. The house is set against a clear blue sky with some greenery visible on the left and right sides.

KEtm
KINGSLEY
EVANS

APARTMENT 1, 22 TIVOLI ROAD

GL50 2TF

APARTMENT 1, 22 TIVOLI ROAD

GL50 2TF

A beautifully presented two-bedroom ground floor apartment of great style and quality, a first-class finish and a fabulous location on Tivoli Road.

- Reception Hall
- Sitting / Dining Room
- Two Bedrooms
- Bathroom
- Communal Seating Area
- Shared Parking Area

DESCRIPTION

Apartment 1 is located on the ground floor of this attractive and characterful building. The distinctive architecture is the appeal externally, whilst internally the apartment has been tastefully decorated and offers the grand proportions and period features with a luxury finish, ideal for someone seeking a low maintenance secure, private property. Its notably light atmosphere is enhanced by high ceilings and large sash windows to all elevations.

Stone steps rise up to the pillared entrance and into the smart communal areas leading to the private door. The wide and splendid reception hall of Apartment 1 opens to the sitting / dining room to the front with a full height window creating a very light and bright space there is ample space for a dining table. The kitchen is set to the rear, well-appointed with a range of units, a four-ring gas hob and oven. The hallway has excellent fitted storage with a large linen and cloak cupboard. The impressive master bedroom is set to the side, whilst bedroom two is of equally good proportions, both double in size and enjoying a wonderful outlook of the Tivoli Road street scene. A modern bathroom serves both bedrooms.



OUTSIDE

Discreetly tucked away from the road, the building is approached via a driveway offering off road parking. As you look at the building, the communal seating area is set to right hand side.

SITUATION

Tivoli is one of Cheltenham's most fashionable and popular locations, made up of character homes and attractive street scenes with its own 'village' atmosphere and within strolling distance of a lovely range of amenities to include an excellent butcher and deli, popular public houses, cafe and Tivoli Wines to name a few. Cheltenham's fashionable shopping districts Montpellier and the Promenade are also within a short stroll and the town plays host to many internationally renowned Festivals to include Jazz, Music and Literature. Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is under a mile away so comfortable walking distance.

LOCAL AUTHORITY

Cheltenham Borough Council. Tel:01242 262626

VIEWING

Viewing by appointment only



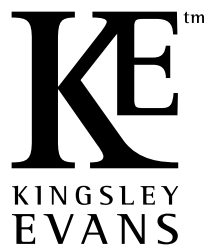
FLOORPLANS

Approximate Floor Area = 77.3 sq m / 832 sq ft



Ground Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 243069



Kingsley Evans
115 Promenade
Cheltenham
Gloucestershire
GL50 1NW

t: +44 (0) 1242 222292
e: info@kingsleyevans.co.uk
w: www.kingsleyevans.co.uk

IMPORTANT NOTICE: Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

