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APARTMENT 5 TIVOLI PLACE

24 Tivoli Road, Cheltenham, GL50 2TF

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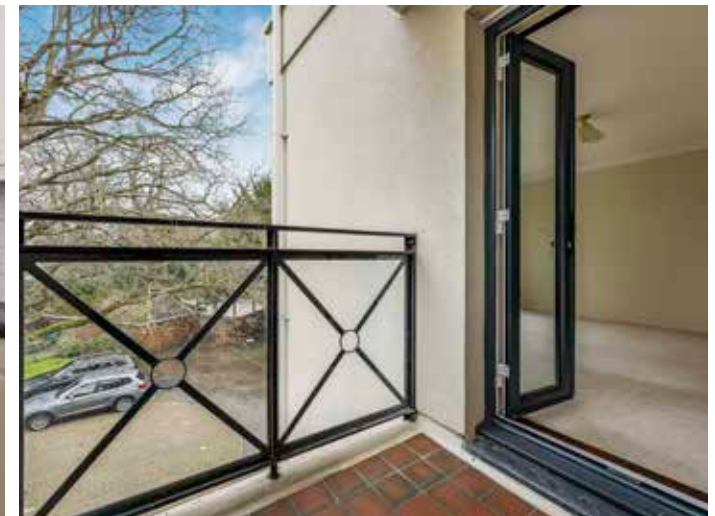
A delightful two-bedroom apartment situated on the second floor of this lovely building with a garage and private balcony.

- Reception Hall
- Sitting Room
- Kitchen
- Bedroom with En Suite Bathroom
- Bedroom
- Shower Room
- Parking
- Garage

DESCRIPTION

An apartment of excellent proportions with the benefit of a private balcony, secure parking and a garage. Tivoli Place is an attractive purpose built building and as such, the flats have been well considered and designed to be spacious with a traditional floorplan yet low maintenance, making them an ideal lock up and leave, rental or permanent home.

Positioned on the second floor of this grand building, entrance is via smart communal areas and the apartment can be accessed from a flight of stairs or a lift. An entrance hall introduces the accommodation with the living rooms to one side and the bedrooms to the other. The sitting room is a light filled and generous room with access to a balcony which provides an area for potted plants and to sit outside. The kitchen is also accessed from the sitting room, a well-appointed space with a range of units and integrated appliances. From here is access to a utility room. The two double bedrooms are situated next to each other, both with built in wardrobes, the master bedroom has an en suite bathroom and a modern shower room serves bedroom two and provides a cloakroom for guests.



OUTSIDE

The charm of the property is certainly due in part to its setting, sited on one of Cheltenham's most sought after roads. Unusually for apartment living it has the benefit of smart communal grounds, a private balcony terrace and a garage which is a rare find for apartment living.

SITUATION

Tivoli Road is undeniably one of Cheltenham finest addresses, a wide and leafy road connecting The Park to Tivoli, two areas of Cheltenham that are highly sought after. This beautiful pocket of Cheltenham has its own 'village' atmosphere and is within strolling distance of a lovely range of amenities both in Tivoli and the ever-popular Bath Road, including a deli, health shops, butchers, coffee houses and restaurants. The property enjoys the best of all worlds, with parks and green open spaces in addition to esteemed educational establishments The Cheltenham Ladies' College, Cheltenham College and Dean Close all within a comfortable walk or short drive. Cheltenham's fashionable shopping districts, Montpellier and the Promenade, are extremely close enjoying some excellent shopping, restaurants and the many internationally renowned Festivals to include Jazz, Music and Literature that the town offers. 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.

AGENTS NOTES

1/8th share of freehold (8 flats in the building)

Lease is for 999 years from 1994

Cambray Management - £175 PCM for service charges

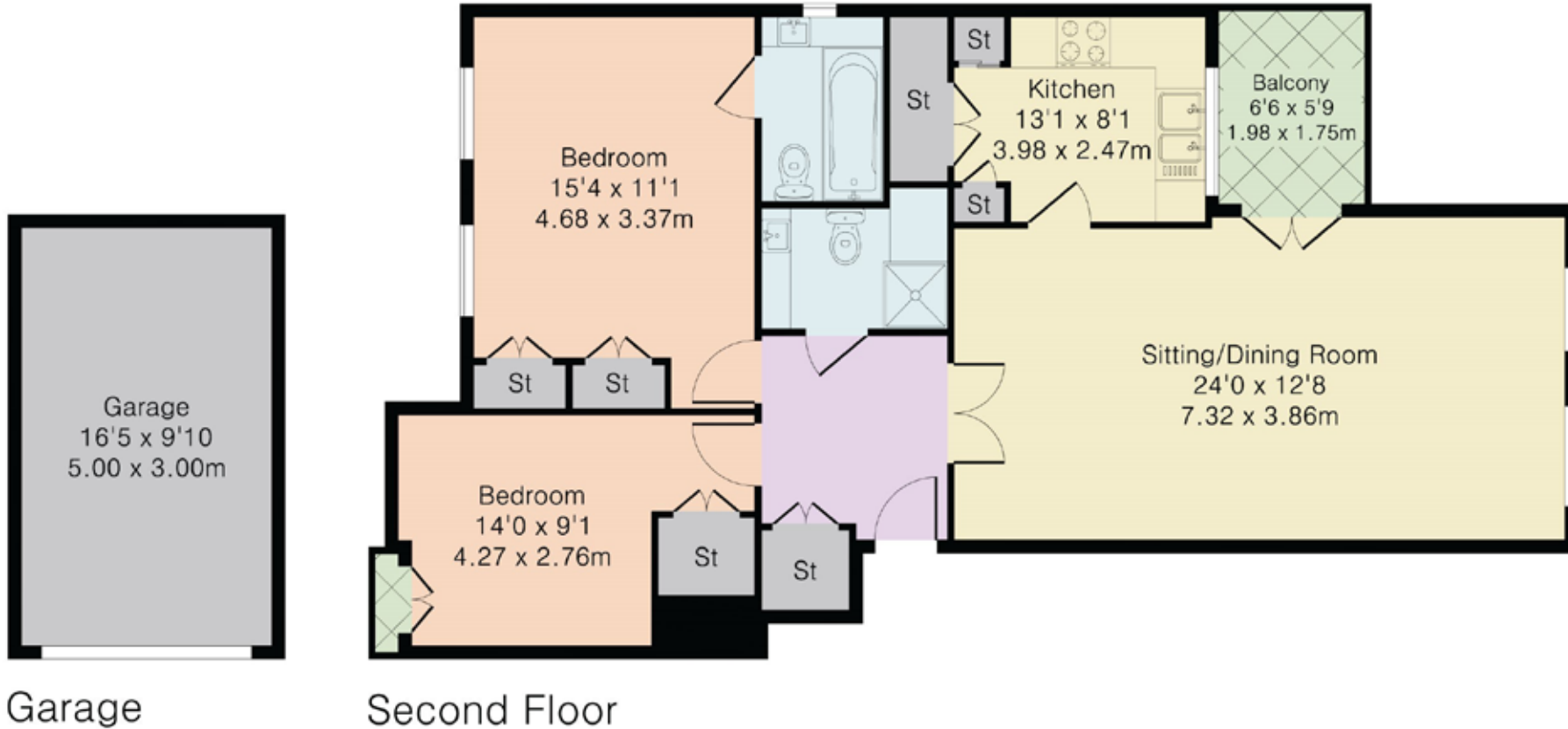
EPC Rated B



Approximate Gross Internal Area 1011 sq ft - 94 sq m

Second Floor Area 850 sq ft – 79 sq m

Garage Area 161 sq ft – 15 sq m



Garage

Second Floor