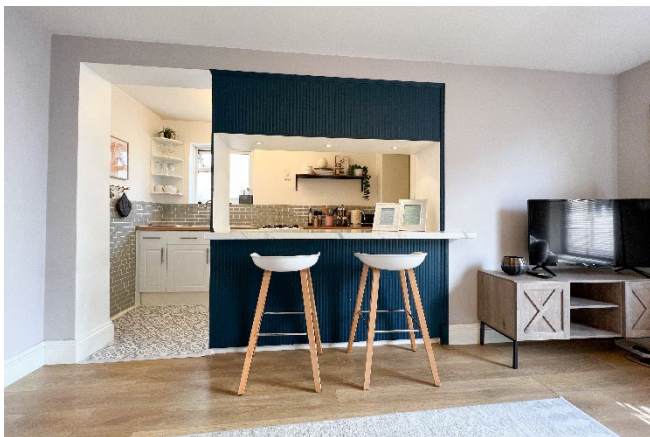




Flat 1, Hatherley Lodge, 29a St Stephens Road, Tivoli, Cheltenham GL51 3AB

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A spacious garden flat located in a popular central area offering its own private entrance and courtyard garden (c.20'x13'). Comprising, wide reception hall, open living space, 3 bedrooms, bathroom, cloakroom, storage cupboard and utility room. Garage with parking to front. Chain free sale.





An attractive and substantial garden flat located in a prestigious and highly sought after residential district of Tivoli just south of central Cheltenham.

Offering 1318 sq ft of lateral accommodation this spacious flat has its own private entrance which opens into a wide reception hall. To the front of the property is an open living space incorporating a fitted kitchen. All three the bedrooms are of a good size, with two having bay windows. Off the entrance hall is a bathroom with bath and shower, cloakroom, a useful storage/boiler room and a utility room. Just by the front door is access to a courtyard garden (c.20'x13') which is enclosed with a raised flower/shrub bed. To the rear of the building is a garage with parking space in front.

The property offers the opportunity to convert one of the bedrooms into a sitting room if additional living space is required. It is well presented throughout and features gas fired central heating to radiators and uPVC framed double glazed windows to the side and rear elevations.

Currently used as a successful Airbnb business the property could benefit from modernisation and upgrading to realise its full potential and value.

Ideally suitable as an investment or as a private residence.

Lease Details

Tenure: Leasehold

Lease: 999 years commencing 1st January 1991.

Service Charge: £2400 per annum - reviewed annually.

Ground Rent: £1.00 per annum.

Managing Agents: The building is run by the freeholder.

General

Service: All mains services are believed to be connected.

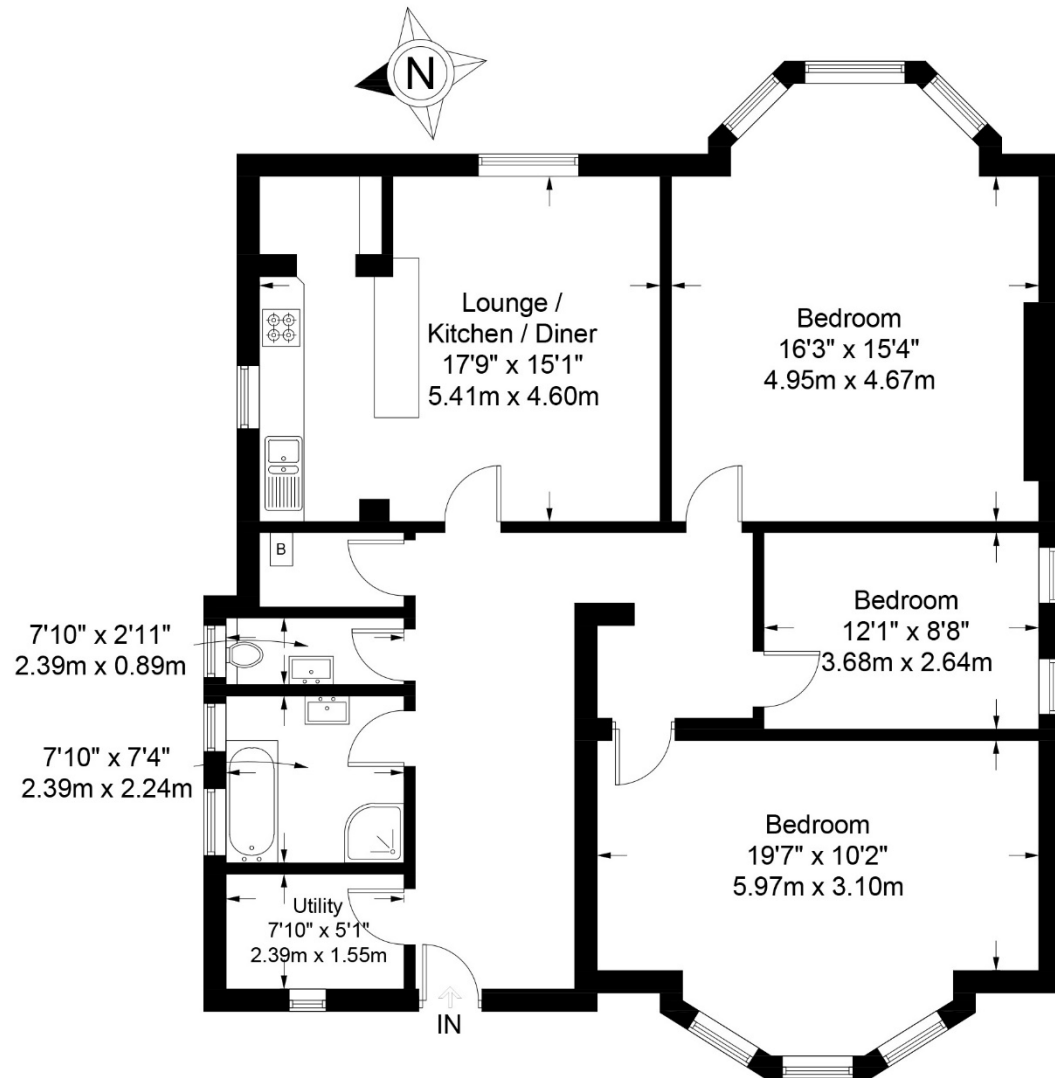
Local Authority: Cheltenham Borough Council.

Council Tax: Band C

EPC: C - (70/79)

Parking: Garage with parking space to front.





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 Approximate Gross Internal Area 1318 sq ft / 122.5 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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