





Ashford Road, Cheltenham, GL50 2QZ

£180,000

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Situated in the highly sought-after Tivoli area of Cheltenham, this beautifully presented lower ground floor apartment forms part of a stunning Grade II listed building. The property has been thoughtfully renovated by the current owner, blending period charm with stylish modern finishes.

The accommodation comprises a spacious double bedroom with a large built-in wardrobe, a contemporary bathroom featuring sleek tiling, a shower-over-bath with screen, and a wash basin with storage below.

The heart of the apartment is the open-plan living space, where a bright lounge/dining area with hardwood flooring, ample natural light, and a charming feature fireplace flows seamlessly into the modern fitted kitchen. The kitchen offers integrated appliances, generous cabinet storage, and a practical layout ideal for both everyday living and entertaining.

Perfectly positioned, the apartment is just a short stroll from local shops and within a mile of Cheltenham town centre and the train station, making it an ideal home for professionals, first-time buyers, or investors alike.

Tenure: Share Of Freehold

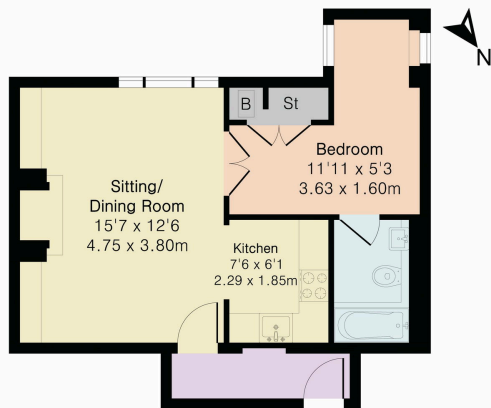
Remaining Lease: 962 Years

Annual Service Charge: £1332 Per Annum

Council Tax: A



Approximate Gross Internal Area 452 sq ft - 42 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- One Double Bedroom
- Tivoli Location
- No Onward Chain
- Modern Kitchen
- Hard Wood Flooring
- Lower Ground Apartment
- Grade II Listed Building
- Parking
- Newly Fitted Bathroom
- Feature Fireplace



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	