



4,48 ST. STEPHENS ROAD, CHELTENHAM, GLOUCESTERSHIRE, GL51 3AD

**A DUPLEX APARTMENT SET WITHIN THIS ATTRACTIVE EDWARDIAN CONVERSION IN TIVOLI. DUPLEX IN DESIGN AND FOUND IN EXCELLENT ORDER. IT WILL ALSO BE OFFERED WITH NO ONWARD CHAIN.**

48 St Stephen's Road is a notable building in a very pleasant area of Cheltenham. The building is set back from the road and has grounds to all sides with the added attraction of private parking accessed off Oakfield Street.

On entering the building a neat and well maintained communal hallway provides access up to the first floor.

The apartment has a light inner hall with space for coats. The sitting room overlooks the communal garden. The kitchen is fitted with an array of units and has space for domestic appliances. The remaining accommodation is via stairs which gives the layout a grand feeling. The main bedroom is generous. The bathroom is neat and well designed and there is a shower over the bath. Adjacent to the sitting room is a home office with built-in storage and bookshelves. With the use of a sofa bed, this could served as an occasional bedroom if required.

The grounds are very well maintained are for the enjoyment of the residents. In addition to the allocated parking there are also 4 visitor spots available, bin, recycling and washing drying area.

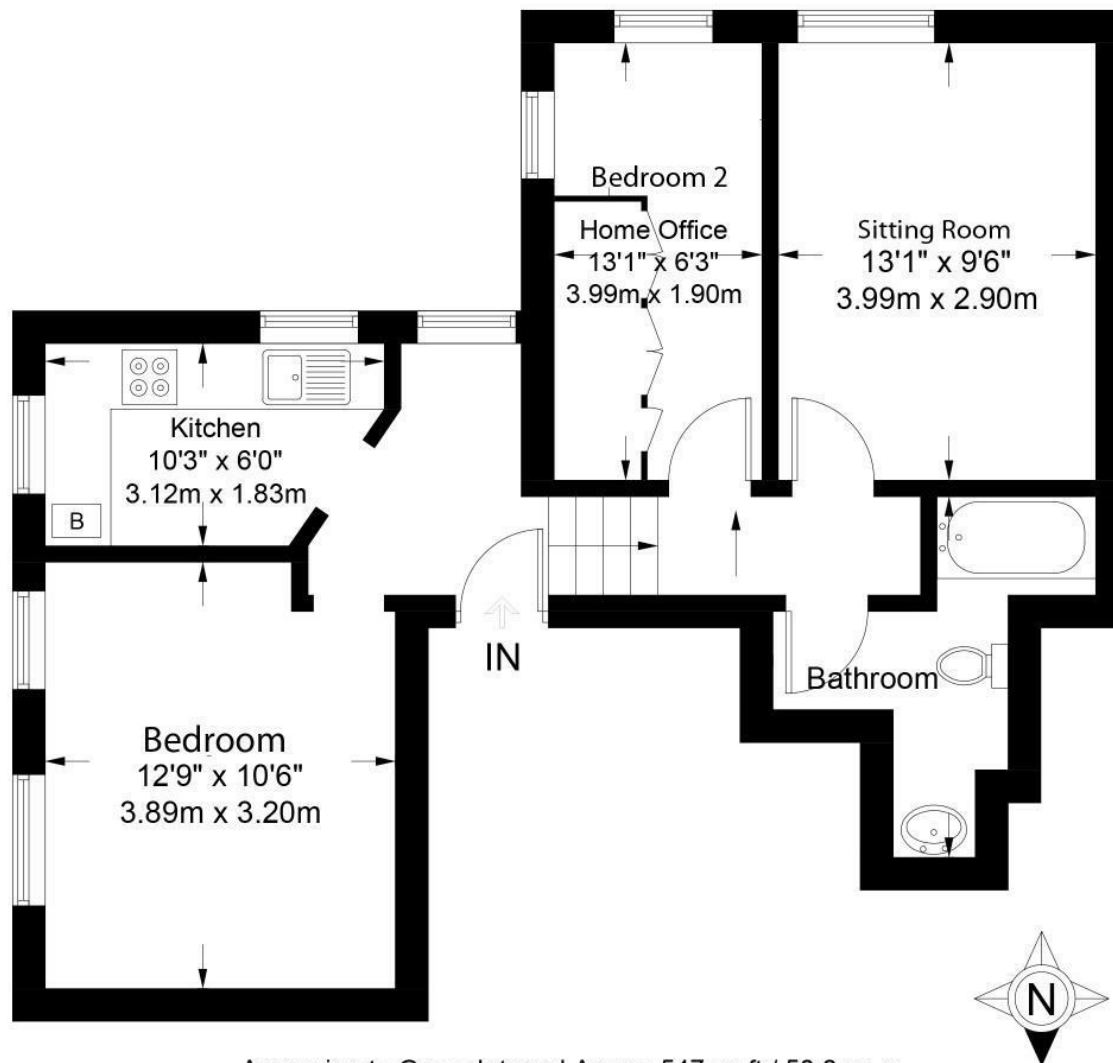
Pets: Subject to agreement it maybe possible to keep a pet in the building.

Tenure: Leasehold with share of freehold  
Lease: 999 years from 1986  
Service Charge: £513.63 per quarter £2054.52 p.a.  
Ground Rent: £25 (not collected)  
Managing Agents: CMG Leasehold Management LTD 134 Cheltenham Rd, Gloucester GL2 0LY  
Service lets: Short term lets are not permitted within the development

Upgrades since purchase: A number of the windows have been replaced with hardwood double glazed sash windows.







Approximate Gross Internal Area = 547 sq ft / 50.8 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.  
Please check all details before making any decisions reliant upon them.  
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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. PRN: 18128602 - Date of printing 25th March 2026  
Read Maurice Residential Limited is registered in England No. 04302959

**Tenure:** Leasehold - Share of Freehold  
**EPC:** D  
**Council Tax:** B  
**Area:** 547.00 sq ft  
**Property Ref:** 19689628

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