



Ashford Road, Cheltenham, GL50 2EW

£400,000

🛏️ 2 🚪 1 🚗 1



- Elegant Regency duplex apartment in sought-after Tivoli
- Light-filled sitting room with high ceilings and sash windows
- Private balcony
- Two well-proportioned double bedrooms
- Stylish kitchen/breakfast room with dining space
- Additional private courtyard garden accessed from the principal bedroom
- Beautifully presented throughout with a neutral, contemporary finish
- Brought to the market with no onward chain
- Two allocated parking spaces within a secure underground car park
- Excellent central location close to Montpellier, shops, cafés and transport links



Refined Regency living with private outdoor space and secure parking in one of Cheltenham's most desirable locations.

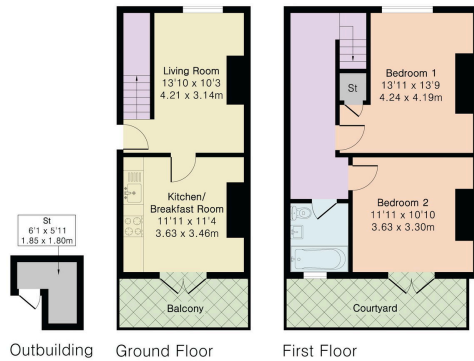


**Approximate Gross Internal Area 757 sq ft - 71 sq m
(Excluding Outbuilding)**

Ground Floor Area 311 sq ft – 29 sq m

First Floor Area 446 sq ft – 42 sq m

Outbuilding Area 25 sq ft – 2 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 form is for initial guidance only and should not be relied on as a basis of valuation.



Find an energy certificate (f) English | [Cymraeg](#)

Energy performance certificate (EPC)

Forthgwg, Ashford Road, CHELTENHAM, GL50 2EW	Energy rating E	Valid until 28 April 2036
		Certificate number 1100-3421-0922-2024-3463

Property type	Mid-floor flat
Total floor area	70 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#) (http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/342023).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



Elliot Oliver Sales
101 Promenade, Cheltenham GL50 1NW
01242 321091
www.eosales.co.uk

