

1 HATHERLEY LODGE 29A ST STEPHENS ROAD, TIVOLI, CHELTENHAM, GL51 3AB

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A VERY SPACIOUS LATERAL APARTMENT LOCATED IN A POPULAR DISTRICT OF CHELTENHAM CLOSE TO A HOST OF AMENITIES AND ALSO A WELL PLACED FOR ACCESS TO THE M5 NORTH AND SOUTH.







THE PROPERTY
An attractive and substantial garden flat offering approximately 1,337 sq ft of lateral accommodation in the highly sought after residential district of Tivoli, just south of central Cheltenham.

The property benefits from its own private entrance, opening into a broad reception hall with ample space for a home office workstation. To the front, the generous living accommodation incorporates a fitted kitchen and a spacious sitting area with an impressive bay window.

All bedrooms are comfortably proportioned, while the accommodation also includes a bathroom with a bath and shower, a separate cloakroom, a utility room and a useful storage and boiler room.

Presented in excellent decorative order following complete redecoration during our clients' ownership, the property benefits from gas central heating and uPVC double glazed windows to the side and rear elevations. It has most recently been operated as an Airbnb holiday let.

OUTSIDE SPACE
Just by the front door is access to a courtyard garden (c.20'x13') which is enclosed with a raised flower/shrub bed.

ABOUT THIS LOCATION
Situated in the sought after Tivoli district, the flat enjoys a convenient position close to the independent shops, cafés and neighbourhood pubs along Andover Road. Montpellier's boutiques, restaurants and gardens are within easy reach, with Cheltenham town centre approximately one mile away. Cheltenham Spa railway station is also readily accessible, approximately three quarters of a mile away, making the location well placed for commuters. Tivoli combines attractive period architecture and a welcoming neighbourhood atmosphere with convenient access to the town's shopping, leisure and cultural amenities.

GARAGE
To the rear of the building is a garage.

MANAGEMENT AND FREEHOLD
Term : 999 years from 1 January 1991
Service Charge: £2400 per annum - reviewed annually.
Ground Rent: £1.00 per annum.
Managing Agents: The building is run by the freeholder.

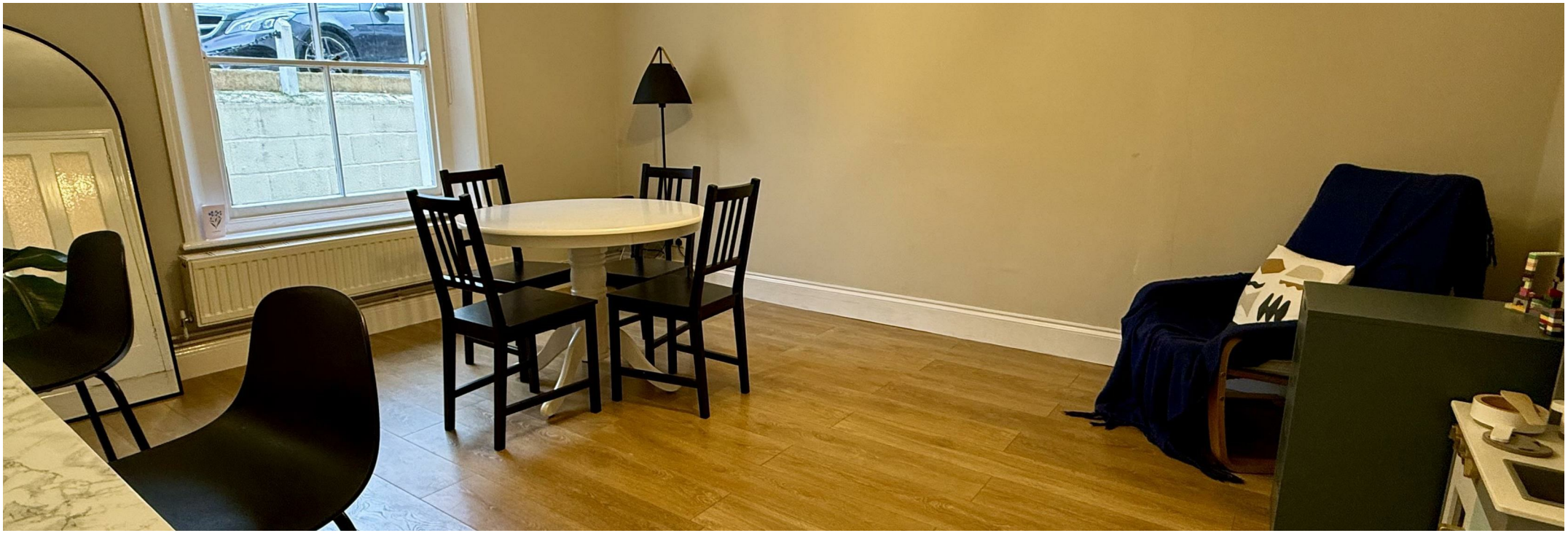












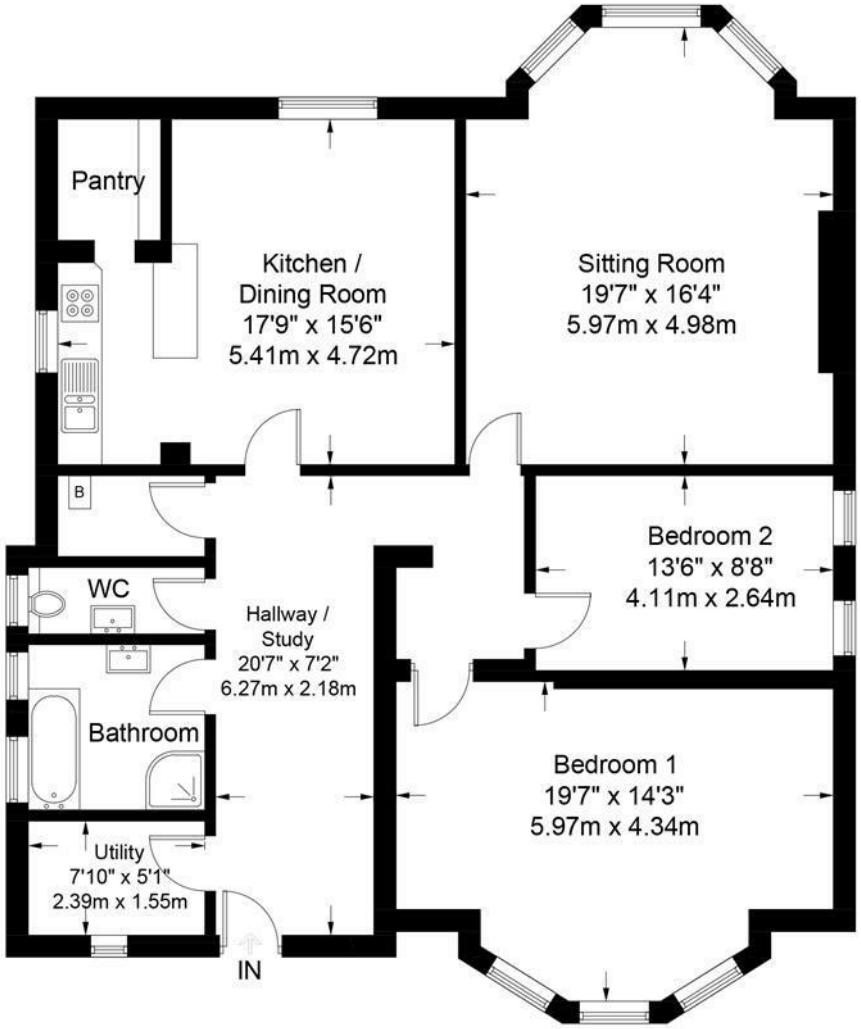






Council: Cheltenham
Council Tax band: C
Tenure: Leasehold
Property reference number: 18590360
EPC: C
Services: Mains water, electric and gas. Drainage: Mains drainage

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SALES & LETTINGS



Approximate Gross Internal Area = 1337 sq ft / 124.2 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.
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