

# HUNTERS®

HERE TO GET *you* THERE



## 115 The Park

Cheltenham, GL50 2RW

Offers In The Region Of £320,000



Council Tax:

C



# Tivoli Mansions

Cheltenham, GL50 2RW

Offers In The Region Of £320,000



- Two Bedroom Apartment
- Bedroom One with En-Suite
- Off Road Parking
- Share of Freehold
- EPC Rating C
- Modern Regency Style Building
- Family Bathroom
- Private and Communal Outdoor Space
- No Onward Chain
- Council Tax Band C

Hunters of Cheltenham are delighted to bring this impressive two double bedroom luxury apartment to the open sales market. Tivoli Mansions is an impressive purpose-built development of 16 apartments located in the fashionable area of The Park. Built in circa 2002 in dressed stone, this fabulous house has been designed to portray the grandeur of the gentrified Regency period Cheltenham it's so often associated with, and sits within its own well maintained private communal grounds

From the main entrance a lift and staircase give access to the lower ground floor. The flat benefits from a large living/dining room, fitted kitchen, family bathroom, en-suite bathroom to bedroom one, a second generous bedroom and dual private courtyards with access from the living room and bedroom one. There is also an allocated off-road parking space.

The key features of this attractive proposition are the private secluded location, the close proximity to Montpellier with its vast array of cafes, bars and restaurants and the fact that the property is being offered for sale with no onward chain.

- Tenure: Leasehold with share of freehold which was acquired by residents 2020
- Term: 99 years from 25 March 2002
- All viewings are strictly by appointment only.
- Service Charge: £360 per quarter
- Lease extension possible at point of purchase

This well presented home comes highly recommended.

# Room Sizes

## LIVING ROOM

25'2" x 14'9" (7.67 x 4.50)

## KITCHEN

11'1" x 5'9" (3.38 x 1.75)

## BEDROOM ONE

12'1" x 11'8" (3.68 x 3.56)

## ENSUITE

9'1" x 6'5" (2.77 x 1.96)

## BEDROOM TWO

12'1" x 6'9" (3.68 x 2.06)

## BATHROOM

7'10" x 5'11" (2.39 x 1.80)

## COURTYARD ONE

27'8" x 4'5" (8.43 x 1.35)

## COURTYARD TWO

15'0" x 4'8" (4.57 x 1.42)

## Off Road Private Parking



## Road Map



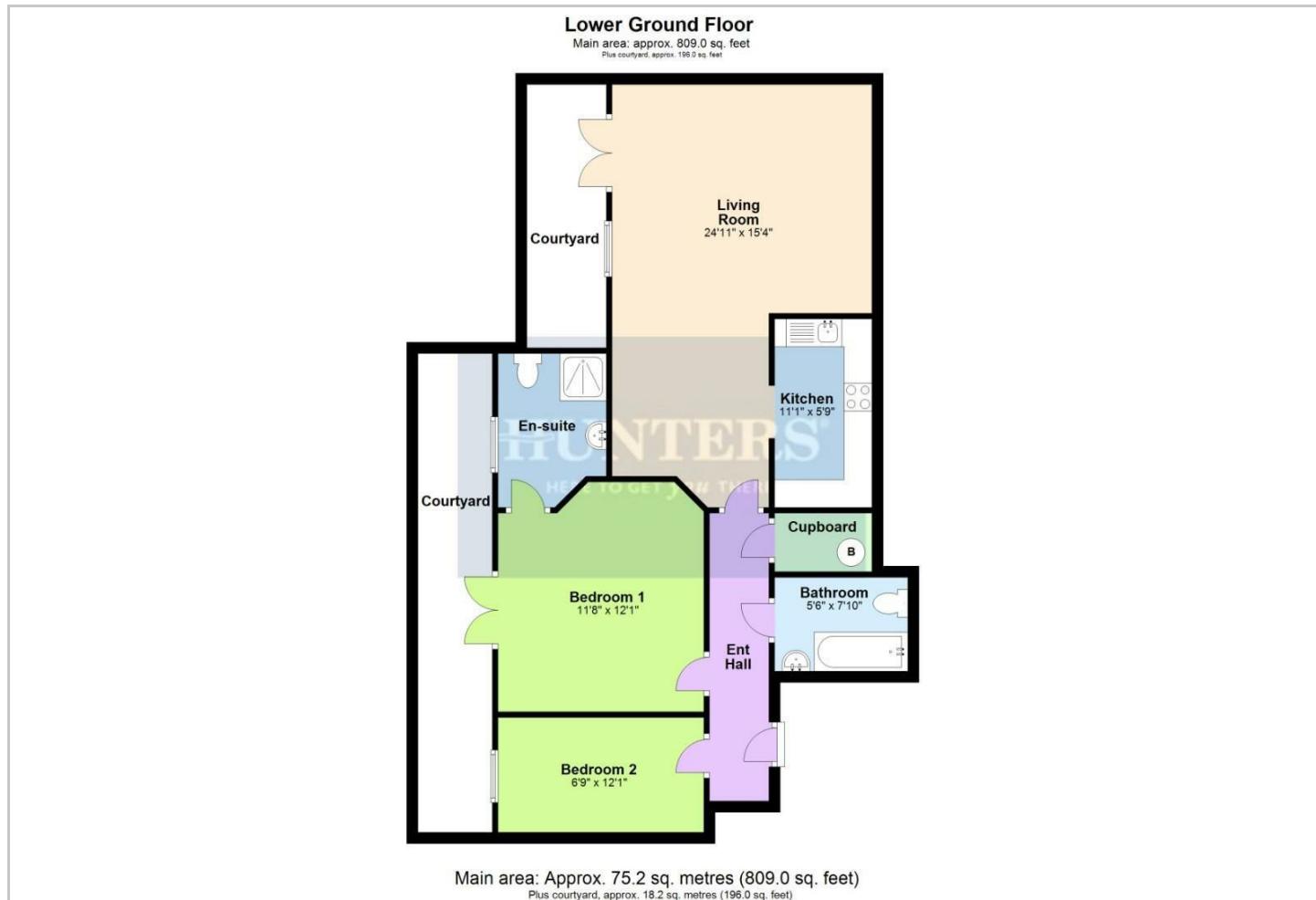
## Hybrid Map



## Terrain Map



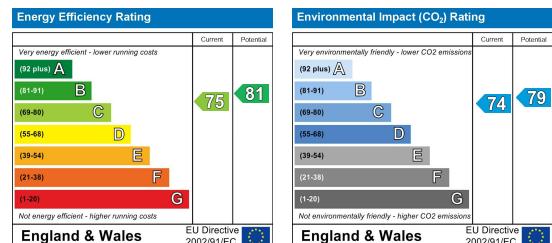
## Floor Plan



## Viewing

Please contact our Hunters Cheltenham Lettings Office on 01242528500 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.