

15 Viceroy Corner

2 Brookbank Close Cheltenham GL50 3NA

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A ONE BEDROOM APARTMENT SET WITHIN THIS HIGHLY POPULAR MODERN DEVELOPMENT SET MOMENTS FROM THE HONEYBOURNE WAY & ST JAMES AND OFFERED WITH THE ADDED ADVANTAGE OF UNDERCROFT PARKING. THE APARTMENT WILL BE SOLD WITH NO ONWARD CHAIN.

Located within walking distance of the town centre this modern development is favoured by first time buyers and investment buyers alike. 15 Viceroy Corner is a purpose built ground floor apartment with the added advantage of its own private entrance.

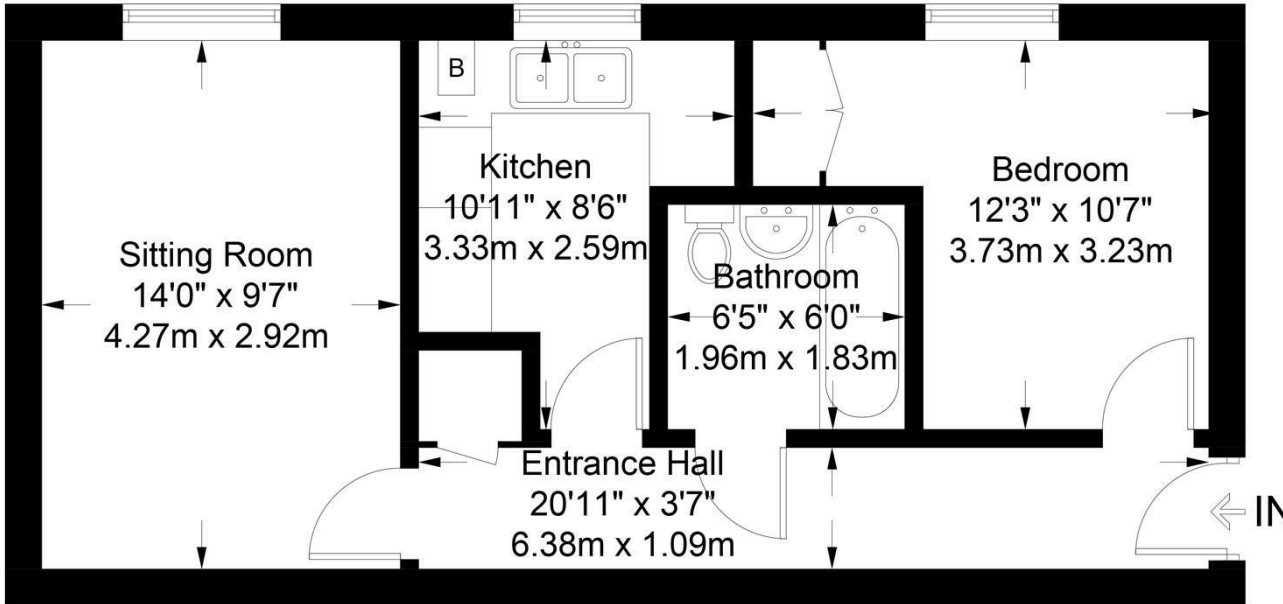
On entering the apartment the long hallway provides access off to all rooms. The kitchen is fully fitted with integrated appliances including oven, hob, fridge/freezer and washing machine. The bathroom finished in a classic white suite and the Master Bedroom has built in wardrobes.

The apartment is double glazed and has gas fired central heating. To the side of the property is an allocated private parking space. A short stroll away is the very attractive development garden which is a great spot to enjoy the last of the evening sunshine.

If you are considering this property as an investment it has been successfully let through Read Maurice Property management. Current anticipated rent would be £800 pcm.

Short term lets are not permitted under the lease. It maybe possible to apply to keep a pet however consent is not guaranteed and is approached on a case by case basis.

Tenure: Leasehold
Lease: 999 years from 11th March 2004
Service Charge: £1547.16 pa (2023-2024)
Ground Rent: £125 per annum
Managing Agents: Firstport



Approximate Gross Internal Area = 451 sq ft / 41.9 sq m

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General
Local Authority: Cheltenham
Council Tax: A
EPC: Band C
Rating: 71
Title Number: 18930535

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