



9 BROOK HOUSE, BELWORTH DRIVE, CHELTENHAM, GLOUCESTERSHIRE, GL51 6EZ



SET WITHIN THIS POPULAR DEVELOPMENT JUST OFF THE HATHERLEY ROAD, THIS NEWLY DECORATED AND CARPETED TWO BEDROOM FLAT OFFERS WELL DESIGNED AND PROPORTIONED ACCOMMODATION. ON ENTERING THE PROPERTY A CENTRAL HALLWAY LEADS OFF THROUGH TO ALL ROOMS.

THE SITTING ROOM IS OPEN PLAN WITH AN INTEGRATED KITCHEN WITH APPLIANCES. THE APARTMENT HAS GAS FIRED CENTRAL HEATING AND HAS ONE ALLOCATED PARKING SPACE. NO SHARERS ALLOWED AND THE PROPERTY WILL BE LET UNFURNISHED.

**ACCOMMODATION:**

Entrance hall with two storage cupboards  
Large sitting room  
Fitted kitchen  
Two double bedrooms  
Ensuite & bathroom

**PARKING:**

Secure allocated parking for one car

**ADDITIONAL:**

Gas fired central heating  
Double glazed wooden windows  
Unfurnished

**INCLUDED:**

Fridge freezer  
Washing machine  
Dishwasher  
Oven  
Electric hob

**TERM**

12 months minimum term. No pets. No smokers. No sharers.

**VIEWING AND SHOWING TIMES:**

Read Maurice show our rental property during weekdays only. No application may be made without a physical viewing of the property. For certain properties block viewings will be offered and you are advised to attend at the earliest opportunity if this property is of interest to you.

**GENERAL:**

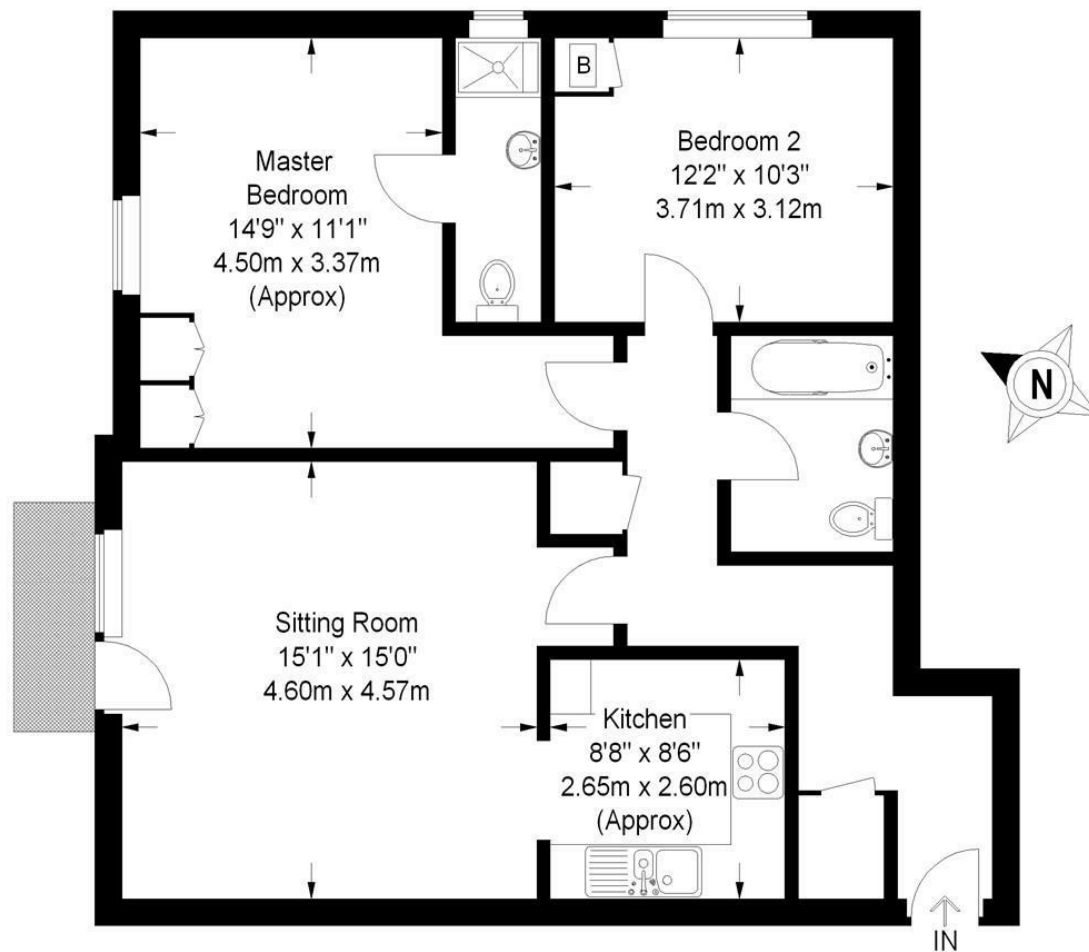
Mains services are believed to be connected.











Approximate Gross Internal Area = 893 sq ft / 83 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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EPC: Band B

Rating: 81

Council Tax: B

Area: 893.00 sq ft

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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: 16445026 - Date of printing 23rd April 2025

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