



FLAT 11, BROOK HOUSE BELWORTH DRIVE, CHELTENHAM, GL51 6EZ



**STYLISH 2 BEDROOM APARTMENT WITH BALCONY IN BROOK HOUSE WITH SECURE GATED PARKING OFFERED AT A COMPETITIVE PRICE AND TO BE SOLD WITH NO ONWARD CHAIN.**

**THE FLAT**

This well presented first floor flat is situated in Brook House a development by Bloor Homes built in 2003. Spacious in design is perfect for professionals. It's location on Hatherley Road is also ideal for all major road networks and is within easy reach of GCHQ.

**ACCOMMODATION**

On entering the apartment the hall leads through to all rooms. There is a useful storage cupboard.

**SITTING ROOM**

Open plan in design with ample space for both sitting and dining. Large opening glazed doors give access to a private balcony.

**KITCHEN**

Fully fitted with a range of base and wall mounted units complimented by granite worktop. Appliances include fridge freezer, washer dryer, built-in microwave and 4 ring ceramic hob with oven under.

**BATHROOM**

3 piece white suite comprising of pedestal wash hand basin, lavatory and bath with shower attachment.

**MASTER BEDROOM**

Generous size with ample space for wardrobes.

**En SUITE**

White suite comprising of pedestal wash hand basin, lavatory and shower cubicle.

**BEDROOM 2**

Double in size with built in boiler cupboard housing Worcester combination boiler.

**TENURE**

Lease: 999 year lease from 1st November 2002

Service Charge: £259.13 pcm for 2025-26.

Ground Rent: £200 per annum

Managing Agents: Grange Property Management

**SECURE PARKING**

The property has one allocated parking space within the secure parking area which has an electric sliding gate. There is also bike racks if required.









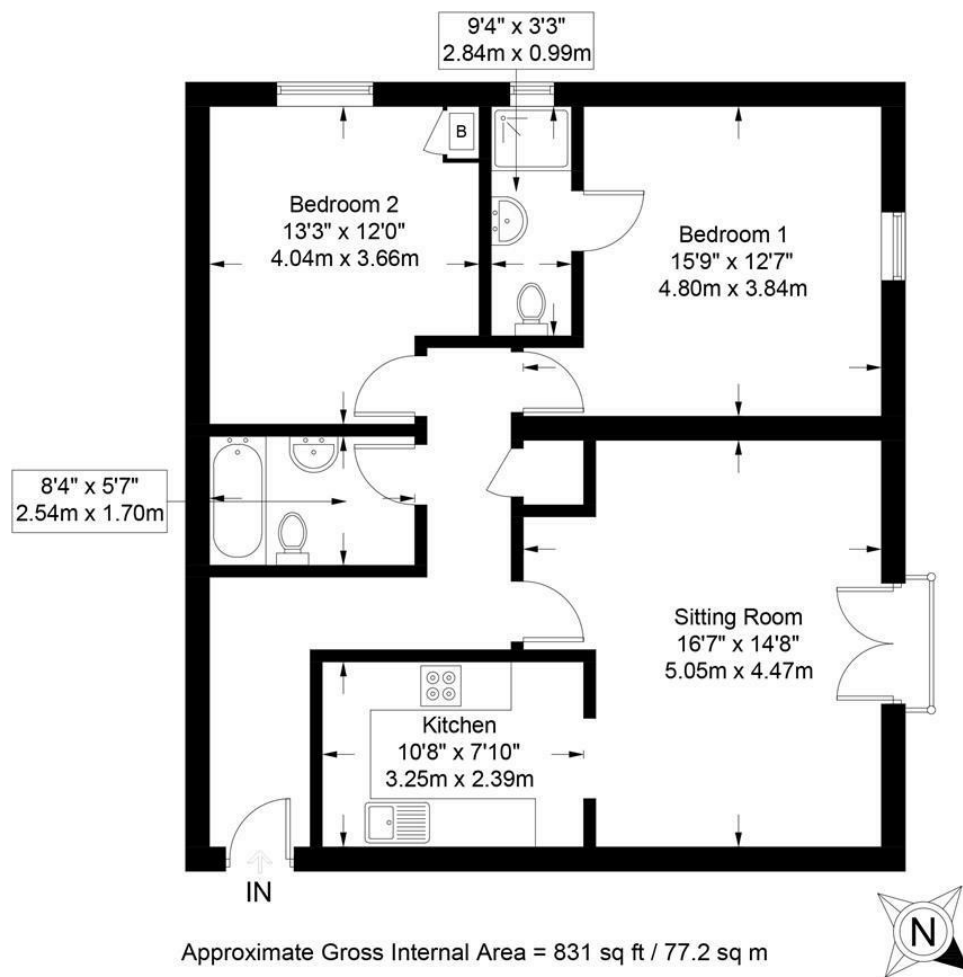


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**Tenure:** Leasehold  
**EPC:** B  
**Council Tax:** B  
**Area:** 831.00 sq ft  
**Property Ref:** 19604637

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