



Flat 28, Emperor Court Brookbank Close, Cheltenham, GL50 3NL

£200,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Nestled on the third floor, this beautifully presented two-bedroom apartment offers modern, move-in-ready living just moments from the heart of Cheltenham Town. Immaculately maintained and tastefully finished, the property requires no further work, making it ideal for those seeking a hassle-free transition into a stylish new home.

Both bedrooms feature built-in wardrobes, providing ample storage while maintaining the sleek, uncluttered look of the living spaces. The master bedroom is a standout with its dual-aspect windows, filling the room with natural light and offering an inviting, airy ambiance. The apartment's well-designed layout maximizes both space and comfort, with contemporary finishes throughout.

Completing this exceptional offering is a dedicated parking spot for residents, along with convenient visitor parking for guests. The building is also fitted with a lift for added convenience. With its prime location near Cheltenham Town and impressive, ready-to-enjoy interiors, this property is a fantastic opportunity for first-time buyers, downsizers, or investors alike.

- Third Floor Apartment
- Plenty of Storage Opportunities
- Close Proximity to Cheltenham Town Centre
- EPC Rating - C78
- Immaculately Presented
- Well-designed Layout to Maximise Space
- Allocated Parking Spot & Visitors Parking
- Council Tax Band - B

Agents Note.

Leasehold.

999 Years from 19th August 2004.

EPC Rating: C78

Cheltenham Borough Council Band: B


Mains Gas, Electric and Water are connected.

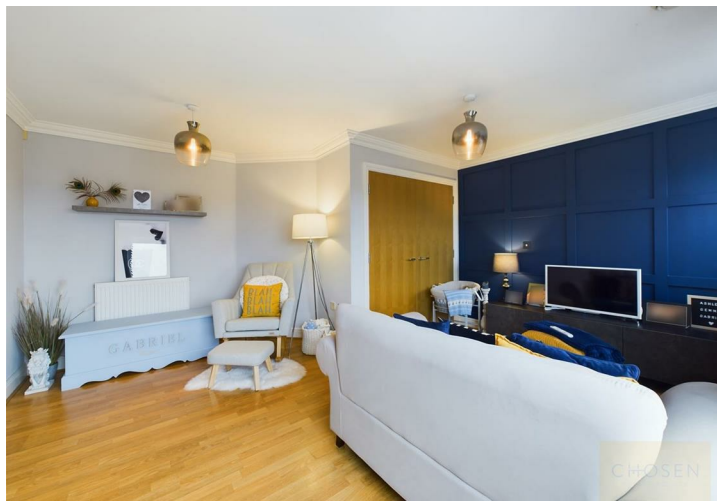
Fibre Broadband is available in the area.

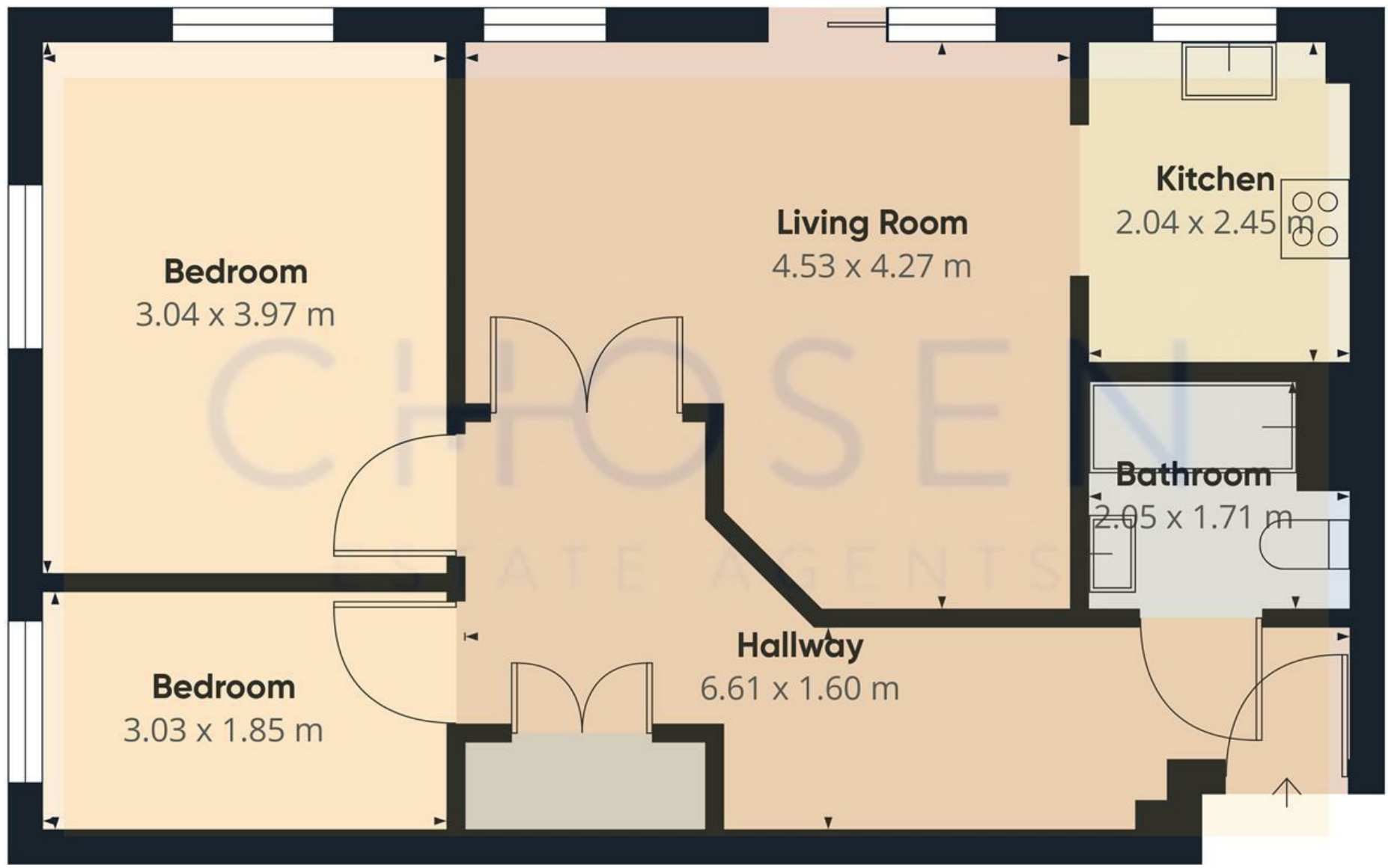
Service Charges - Approx. £1600pa

Ground Rent - £140pa

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
54.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.