

CR
COOK
Residential

01242 500 259
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- WELL-PRESENTED THROUGHOUT
- NO ONWARD CHAIN
- CLOSE TO TOWN CENTRE
- FITTED KITCHEN APPLIANCES
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING

Guide Price £200,000

**Brookbank Close, Cheltenham Town
Centre
GL50 3NS**

Brookbank Close, Cheltenham Town

This attractive first-floor apartment is situated within a popular development located within easy reach of Waitrose and the town centre.

Boasting kitchen with fitted appliances, sitting-dining room, two double bedrooms, both with fitted wardrobes, and allocated parking. Accessed via a communal hallway, with sensor lighting, this apartment is positioned on the first floor of a modern building.

Upon entering the apartment, the spacious entrance hall gives access to all rooms and offers a double airing cupboard with rail, shelf over and housing an air purifier.

The living room offers carpeted flooring and coving. The room is of a generous size allowing space for lounge and dining furniture.

The kitchen comprises tiled flooring, fitted wall and base units, undercabinet lighting, worktop with matching upstand and inset stainless steel bowl sink unit with separate drainer, mixer tap, and waste disposal. There is space for a washing machine and fitted appliances include a 70/30 fridge freezer, double oven, gas hob and modern chimney hood.

Both bedrooms are generous in size and offer carpeted flooring and fitted wardrobes. The bathroom comprises tiled flooring, majority tiled walls, heated towel rail, shaver/charger point, useful window ledge, and white suite to include WC, basin, and bath with shower over.

Further benefits include allocated parking, gas central heating, and double glazing.



Passionate About Property...

This superb property would be ideally suited to those looking to get onto the property ladder, looking for a bolthole in Cheltenham or investors alike as would make for an excellent buy-to-let purchase.

Tenure: Leasehold

Length remaining of leasehold: 999 Years from 2006

Ground Rent: £62.50 x 2 per Annum (Approx)

Ground Rent Review: Yearly

Service Charge: £1200 Yearly (Approx)

Council Tax Band: B

Cheltenham offers easy access to the A40 and M5 motorways and is equidistant from Bristol and Birmingham, with good north-south high-speed rail links. The town itself is a beautiful Regency Spa, famous for its many festivals including Literature, Music, Science, Jazz, and the legendary National Hunt racing festival, The Cheltenham Gold Cup. The town centre boasts a variety of local and high street shops, eateries, bars, and art galleries attracting visitors from far and wide. All information regarding the property details, including its position on Leasehold, is to be confirmed between vendor and purchaser solicitors.

Passionate About Property...



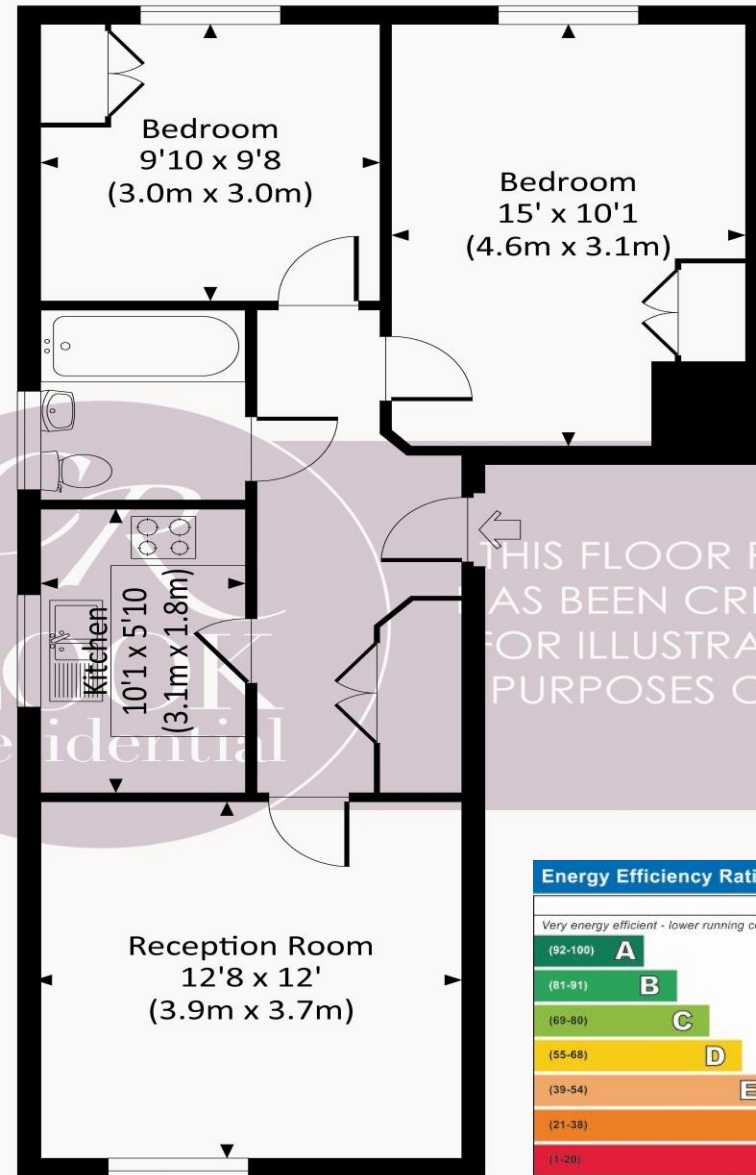


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REGENCY COURT, GL50

Approx. gross internal area
605 Sq Ft. / 56.2 Sq M.



THIS FLOOR PLAN
AS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FIRST FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Floor Plan not to scale and completed by a RICS surveyor.