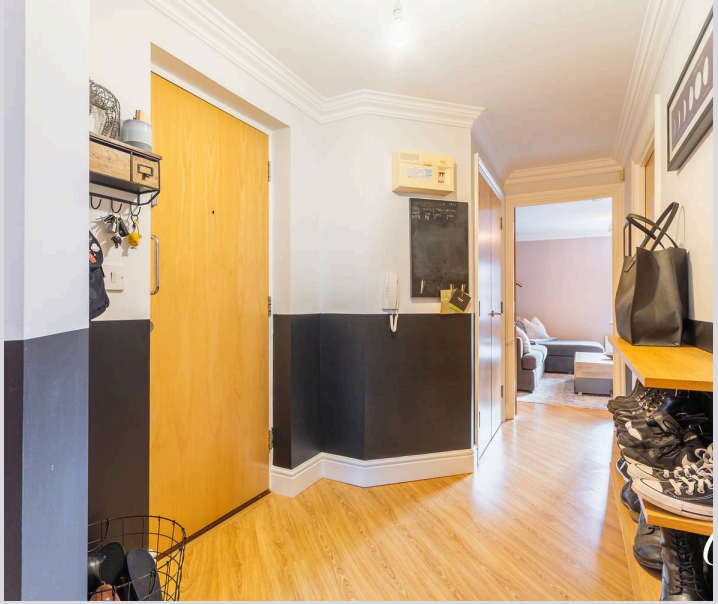


Marquis House, Brookbank Close, GL50 3NS

Guide Price £190,000







Marquis House, Brookbank Close

Cheltenham, GL50 3NS

Cook Residential is delighted to present this well-presented two-bedroom first floor apartment in Maquis House, Cheltenham. The location is very convenient, directly across the road from the Tesco superstore and within easy reach of Cheltenham Spa railway station and the town centre. The accommodation comprises an entrance hall, a sitting room, a kitchen, two double bedrooms and a bathroom, and the apartment also has an allocated parking space. It's an ideal home for first-time buyers or commuters, or an investment purchase.

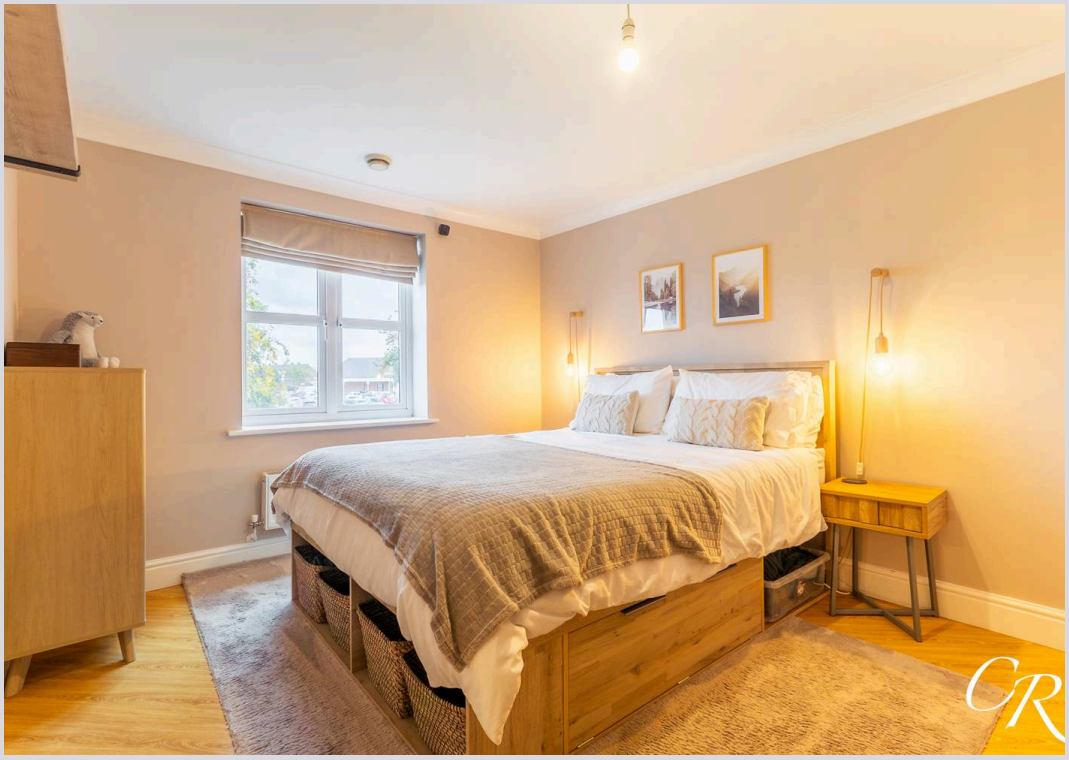
Council Tax band: B

Tenure: Leasehold

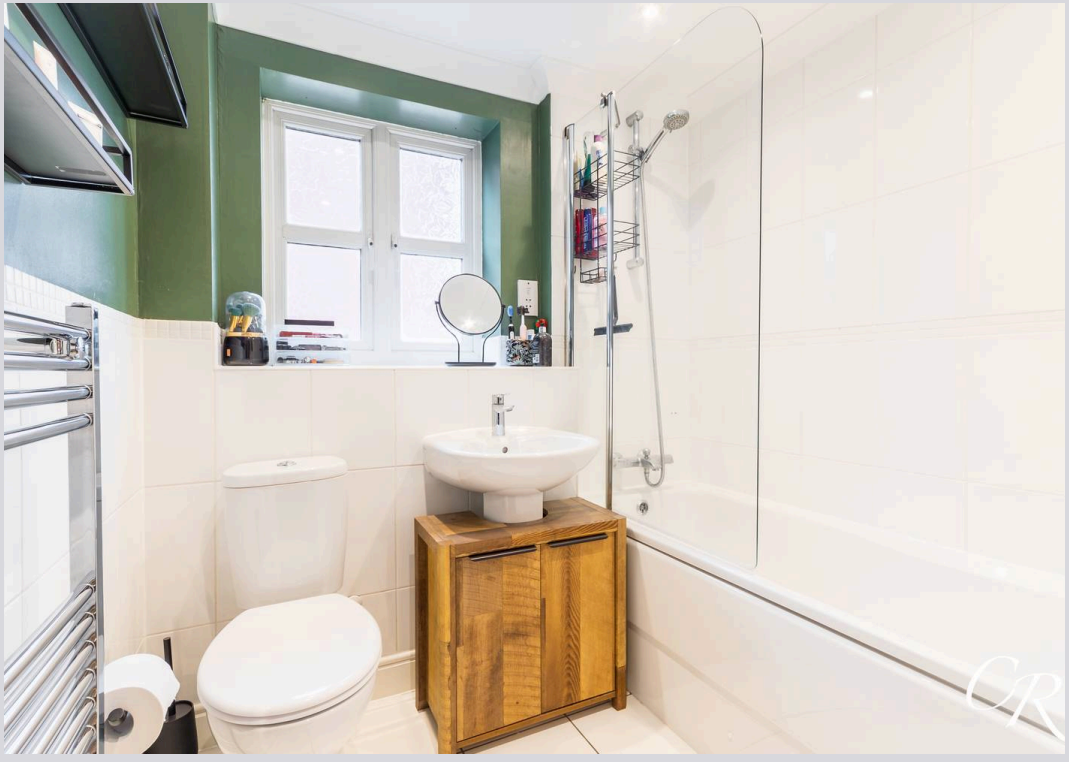
EPC Energy Efficiency Rating: C

- Two-Bedroom First Floor Apartment
- Long Lease With 976 Years Remaining
- Principal Bedroom With Built-In Wardrobe
- Close To Cheltenham Spa Railway Station And Town Centre
- Opposite Tesco Superstore
- Allocated Undercroft Parking Space


Amica
Hotpoint







Cook Residential is delighted to present this well-presented two-bedroom first floor apartment in Marquis House, Cheltenham. The location is very convenient, directly across the road from the Tesco superstore and within easy reach of Cheltenham Spa railway station and the town centre. The accommodation comprises an entrance hall, a sitting room, a kitchen, two double bedrooms and a bathroom, and the apartment also has an allocated parking space. It's an ideal home for first-time buyers or commuters, or an investment purchase.

Entrance Hall: A spacious entrance hall with wood-effect flooring and coving, giving access to all rooms. A large storage cupboard provides useful extra storage, and there is an entryphone handset.

Sitting Room: A bright and welcoming reception room with wood-effect flooring, coving, a radiator and a window that brings in plenty of natural light. There is ample space for a choice of seating.

Kitchen: Fitted with a range of green Shaker-style wall and base units, granite-effect worktops and a round stainless steel sink with a swan-neck mixer tap. Appliances include an integrated double oven, a gas hob and a chimney extractor hood. There is space and plumbing for a washing machine and space for a fridge freezer, and a window above the sink brings in natural light.

Bedroom One: A generous double bedroom with a window, wood-effect flooring, coving, a radiator and a built-in wardrobe.

Bedroom Two: A second double bedroom with a window, wood-effect flooring, coving and a radiator. It's currently used as a home office and works equally well as a guest room.

Bathroom: The bathroom comprises a panelled bath with an overhead shower and a glass screen, a pedestal wash basin and a low-level WC. It has tiled walls and flooring, a chrome heated towel rail, a shaver socket and an obscured window.

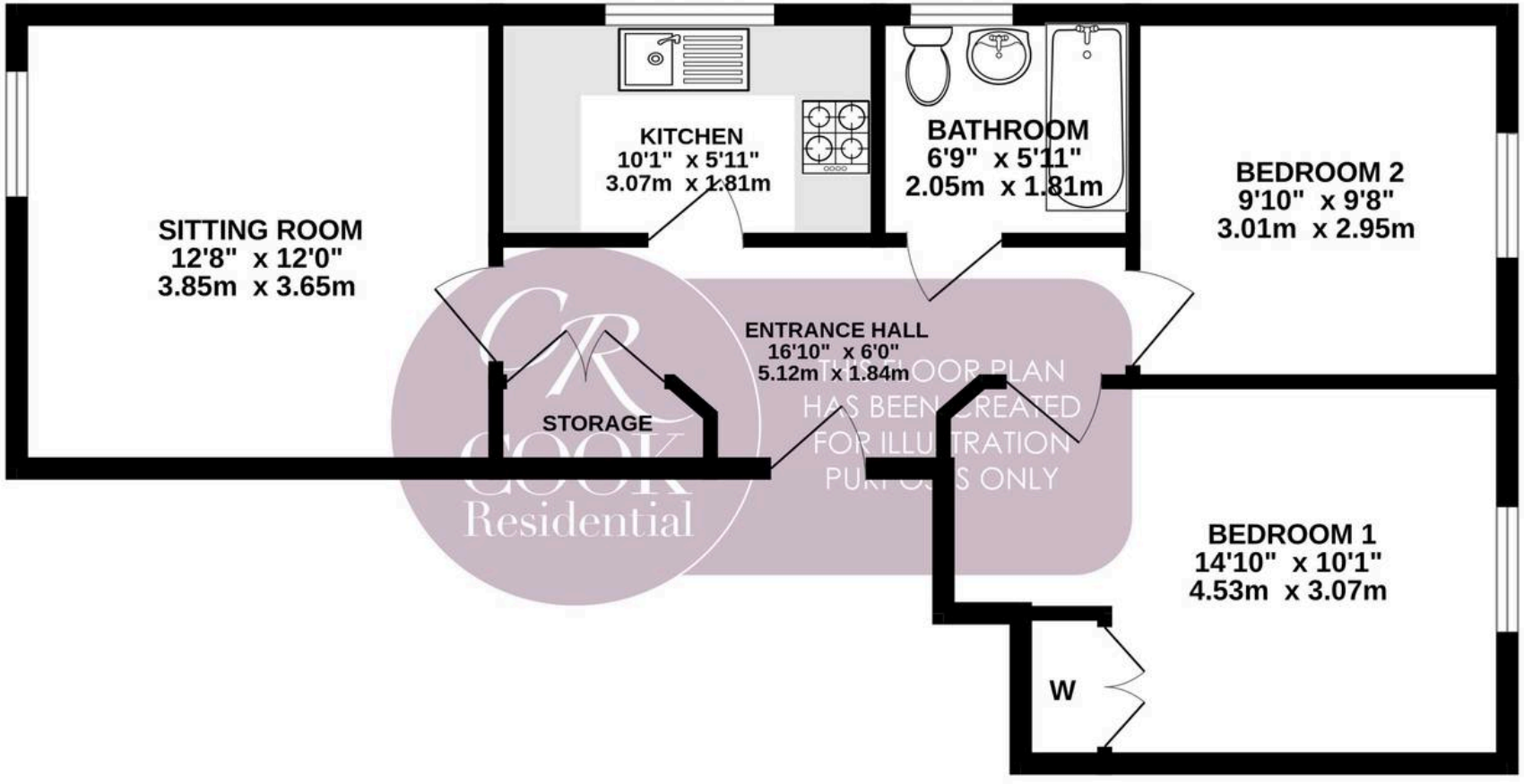
Parking: The apartment benefits from one allocated parking space in the covered undercroft car park.

Additional Information:
Tenure: Leasehold
Lease Length: 976 years remaining
Service Charge: £1,685 PA
Ground Rent: £153 PA
Council Tax Band: B Cheltenham

Location: Marquis House is in a very convenient position, directly across the road from the Tesco superstore for everyday shopping. Cheltenham Spa railway station is close by, with direct services to London and other major cities, which makes the property ideal for commuters. Cheltenham town centre is also within easy reach, offering an excellent range of shops, restaurants, bars and leisure facilities, as well as the town's renowned cultural festivals. The A40 and M5 provide convenient road links.

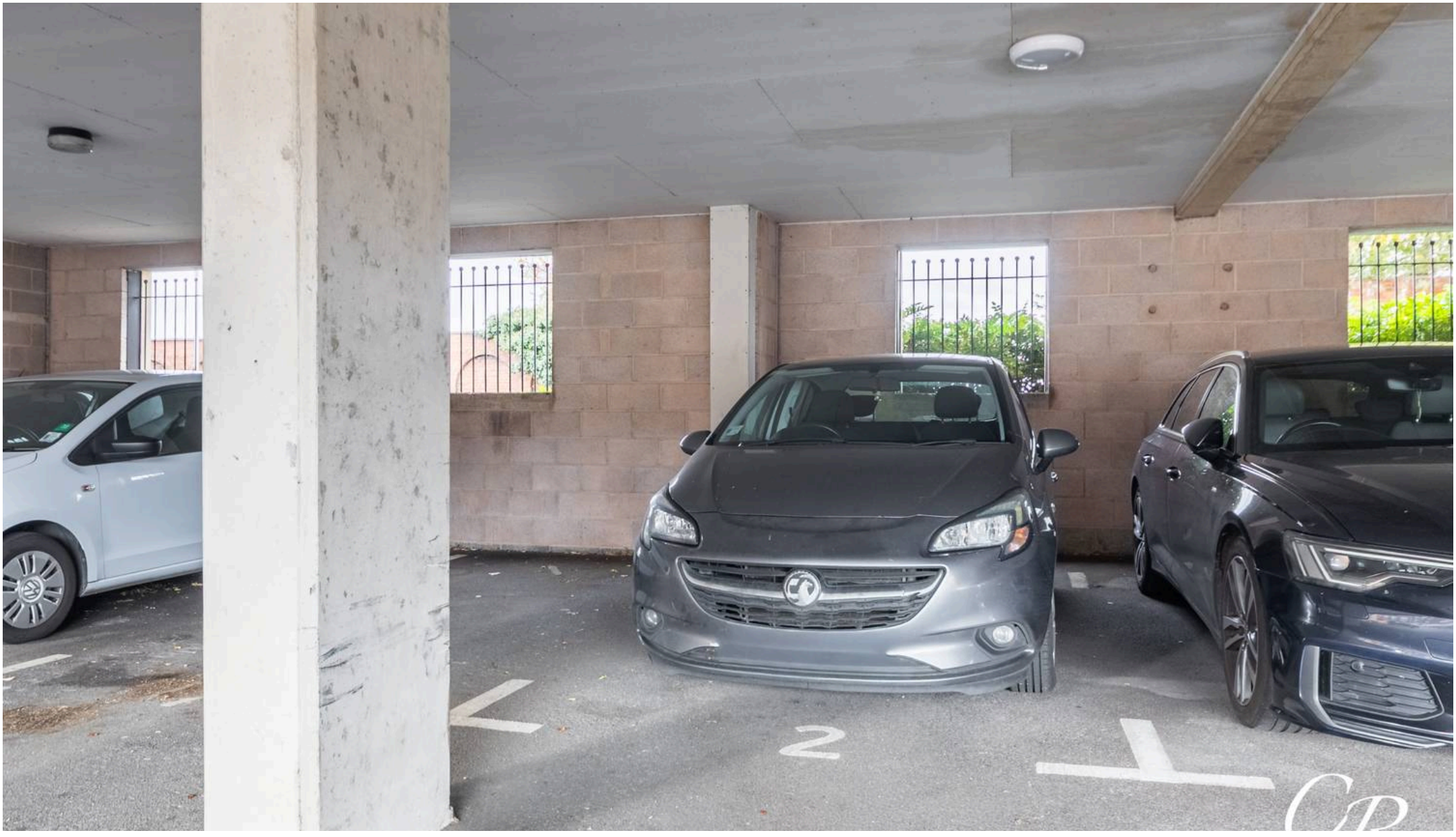
Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, they are intended as a general guide only and do not form part of any offer or contract. All measurements, descriptions and information are provided in good faith and should be independently verified by prospective purchasers. Fixtures, fittings and appliances have not been tested, and no guarantee can be given as to their condition or working order. Buyers should seek confirmation of all leasehold details, charges and relevant restrictions through their legal representative.

FIRST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.