



Regency Court



# Regency Court

Brookbank Close, Cheltenham, GL50 3NS

£199,950 Leasehold

**A second floor, 2 bedroom, apartment with allocated parking and offered for sale with no onward chain.**

NO ONWARD CHAIN • entrance hall • living/dining room • modern kitchen • 2 bedrooms • bathroom • juliet balcony • allocated parking space • double glazing & gas central heating • security entry phone system • walking distance of the town centre

## Description

A well presented second floor, 2 bedroom, apartment offering an ideal first time buy or investment opportunity, situated within this popular development, just a short walk from the town centre and railway station. The light and airy accommodation includes Karndean flooring throughout most of the apartment (with the exception of the kitchen and bathroom); an entrance hall with 2 double built-in cupboards (one housing the water cylinder); a living/dining room with French doors to the southwest facing Juliet balcony; a newly fitted kitchen with an attractive range of sleek white storage cupboards with integrated appliances, and the wall mounted gas boiler replaced in 2024; 2 bedrooms; and a bathroom. Outside, there is an allocated parking space for 1 vehicle and residents permit parking. The apartment further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

## Further Information:

**Lease** 999 years from 2003. **Service charge** £1884.50 reviewed annually.

**Ground Rent** £152.99 per annum. **Freeholder** Adriatic Land 3 Limited.

**Management Company** Firstport. **Local Authority** Cheltenham Borough Council.

**Tax Band** B. **Electricity** Mains. **Water** Mains. **Sewerage** Mains.

**Heating** Gas Central Heating. **Broadband** Connected to the apartment.

Purchasers should carry out their own investigations regarding the suitability of these services.



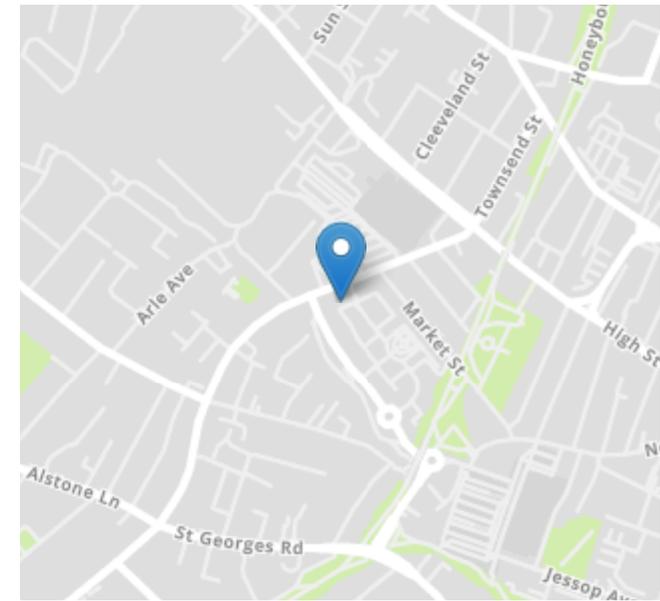
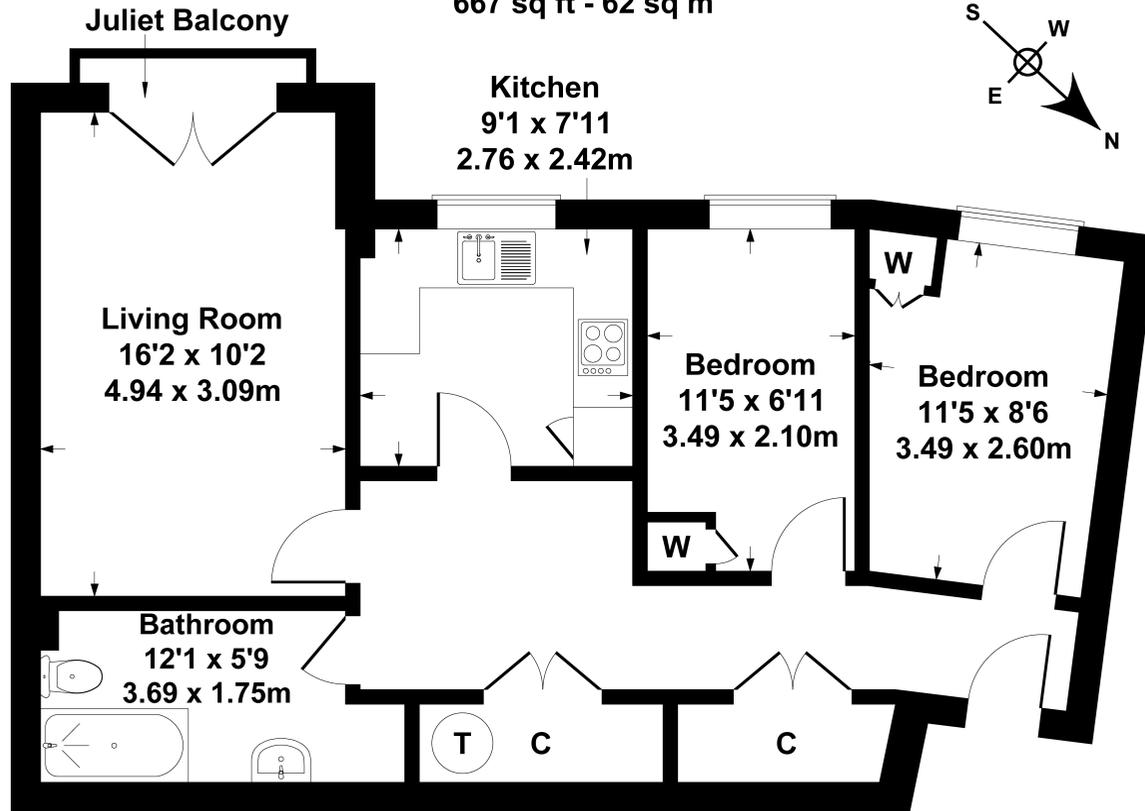


### **Situation**

Brookbank Close is set within a modern development, built about 19 years ago. It's close to Waitrose and other well known supermarkets, the railway station, gym/fitness centre, and within a short walk of the town centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, science, jazz and literature festivals currently held in Imperial Gardens.

# Flat 33 Regency Court

Approximate Gross Internal Area  
667 sq ft - 62 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

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