

**Brookbank Close**

 Nick  
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ESTATE AGENTS

# Brookbank Close

Cheltenham, GL50 3NS

£200,000 Leasehold

**A beautifully presented, 2 bedroom, first floor, apartment with a sun terrace and allocated parking.**

NO ONWARD CHAIN • entrance hall • living/dining room • kitchen • 2 bedrooms • bathroom • sun terrace • allocated parking • residents permit parking • double glazing & gas central heating • security entry phone system

## Description

An ideal first time buy or investment opportunity, situated in this popular development just a short walk from the town centre. The very well presented accommodation includes entrance hall, living/dining room with sliding patio door to the enclosed sun terrace, kitchen with a range of appliances, 2 good size bedrooms (bedroom 1 with fitted wardrobes), and a bathroom with shower over the bath. Outside, there is an allocated parking space for 1 car and residents permit parking. The apartment further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

Cheltenham Borough Council - Tax Band B. Ground Rent - currently £125.00 per year. Service Charge - currently £1594.24 per year



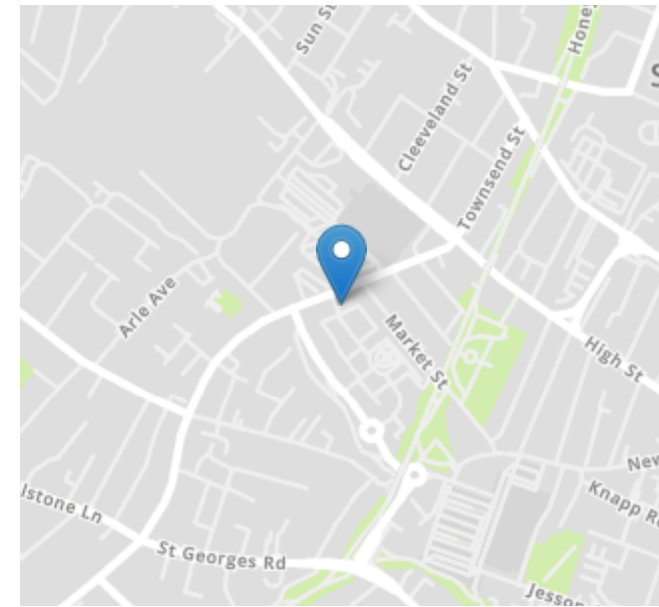
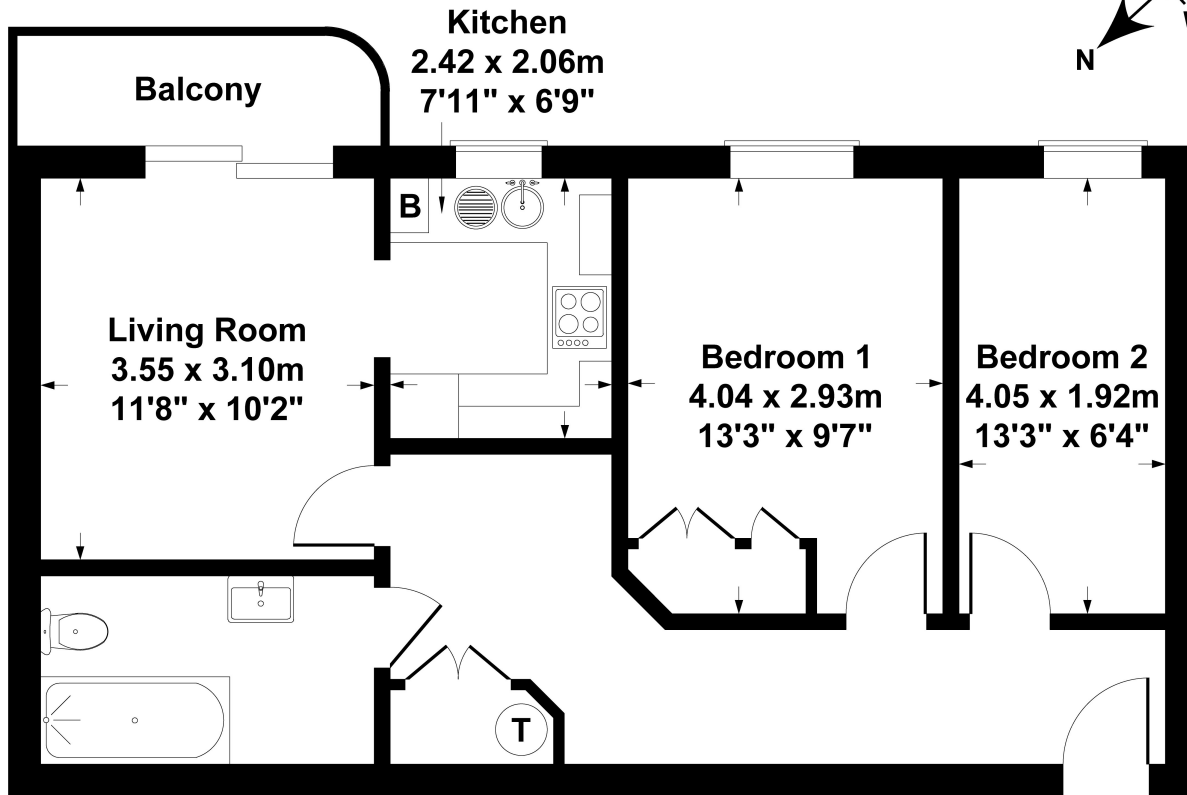
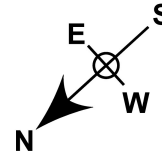




### **Situation**

A very convenient location close to the railway station, major supermarkets, 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

**Approximate Gross Internal Area  
Main House - 57 sq. metres (614 sq. feet)**



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

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>	78	81
(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

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