



Brookbank Close



# Brookbank Close

Regency Court, Brookbank Close, Cheltenham, GL50 3NS

£215,000 Leasehold

An ideal opportunity to purchase this beautifully presented, 2 bedroom, first floor apartment, situated in this popular development, just a short walk from the town centre and railway station.

UPGRADED APARTMENT • reception hall • open plan kitchen/living area • 2 bedrooms • 2 shower rooms • walk-in wardrobe • integrated air circulation system to all rooms • balcony • allocated parking • popular location

## Description

This first floor apartment has undergone a wonderful modernisation programme and now offers sleek and stylish living in the heart of Cheltenham. Internally, the property benefits from a reception hall with storage cupboards, an open plan refitted kitchen with attractive white units and quality fitted appliances, opening into the living area with double French doors leading onto the balcony. The main bedroom has been cleverly changed to facilitate a walk-in wardrobe and contemporary en suite shower room. The second bedroom is currently used as a home office. The main bathroom has also been upgraded and is now a lovely modern double shower room. The apartment has Amtico flooring throughout, replaced boiler, energy efficient spot lights, and a newly installed integrated air circulation system to all rooms. The communal areas are well maintained and include a lift. There is also an allocated parking space for the apartment.

## Further Information:

**Lease** 999 years from 1st June 2003. **Service charge** £2,000.36 per annum.

**Ground Rent** £125.00 per annum. **Local Authority** Cheltenham Borough Council. **Tax Band** B. **Electricity** Mains. **Water** Mains. **Sewerage** Mains.

**Heating** Gas Central Heating. **Broadband** Vacant property - purchasers should check the supply status. Purchasers should carry out their own investigations regarding the suitability of these services.



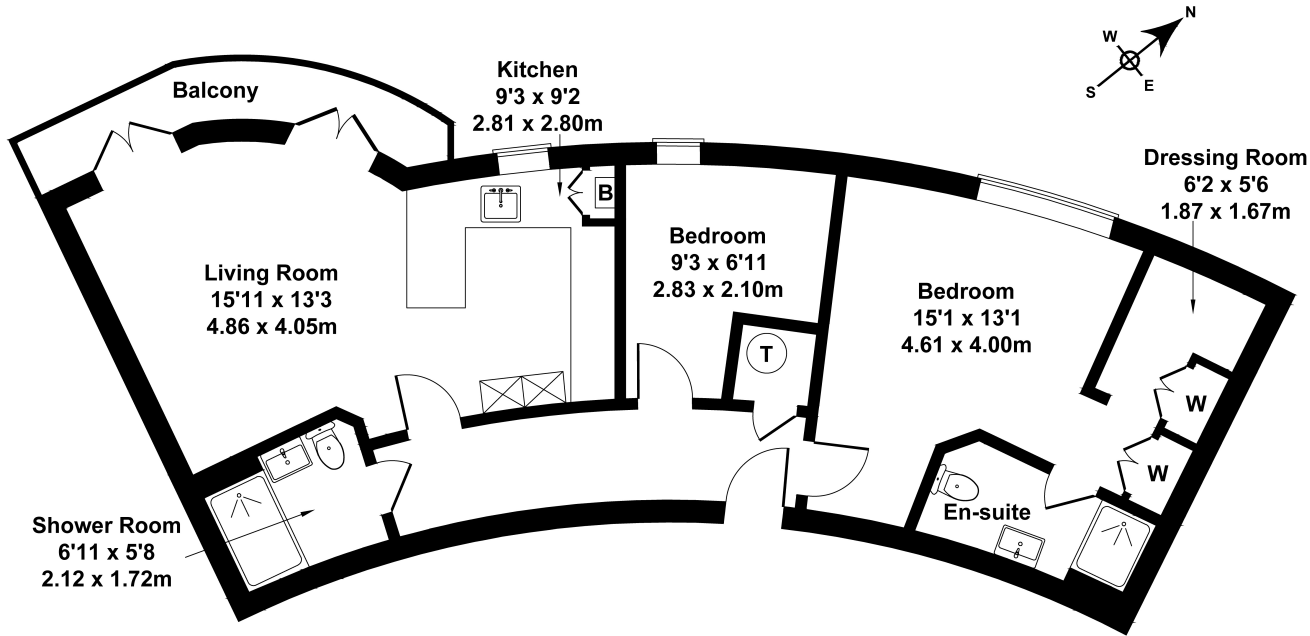


### Situation

Brookbank Close is set within a modern development, built about 13 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.

# 40 Regency Court

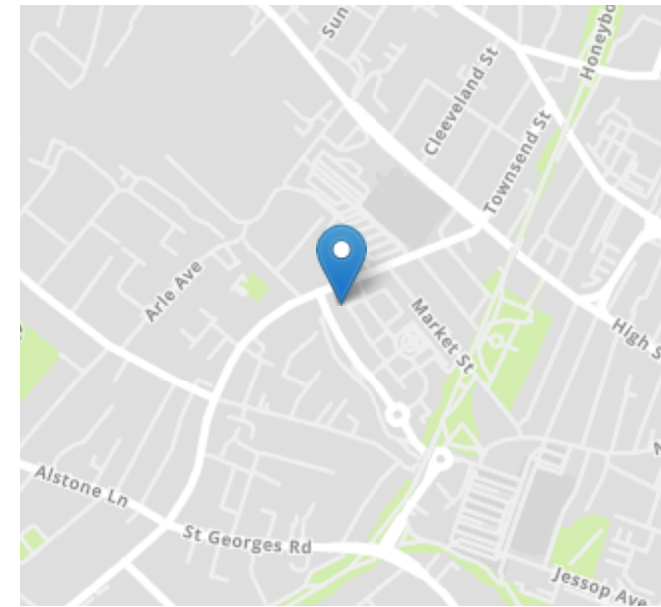
Approximate Gross Internal Area  
753 sq ft - 70 sq m



### 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. 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(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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