



FLAT 14 EMPEROR COURT 19 BROOKBANK CLOSE, CHELTENHAM, GL50 3NL

**A BRIGHT PURPOSE BUILT THIRD-FLOOR FLAT, PERFECTLY POSITIONED WITH PATH AND CYCLEWAYS
LEADING TO CENTRAL CHELTENHAM.**



Located within a modern sought after development the property offers well proportioned accommodation on one floor with both lift and stair access.

The flat is decorated in neutral colours and is flooded with natural light, giving an airy feel to each room.

The good sized sitting room has floor to ceiling windows and glazed double doors with a Juliet balcony overlooking the street below. The room could accommodate seating and dining areas.

The separate kitchen is fitted with modern wooden fronted units. Modern appliances include integrated oven, hob, hood and fridge-freezer as well as a free standing washing machine..

Both of the bedrooms are well proportioned and have fitted wardrobes. The bathroom is of a good size with a white suite.

Brookbank Close is moments away from local Tesco and Waitrose stores and both central Cheltenham and the station are within easy reach.

General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band B.

EPC: D (68/72)

Parking: Allocated car parking space.

Heating: Gas fired heating to radiators.

Double Glazing: uPVC framed double glazed windows.

CHAIN FREE SALE.

Lease Details

Tenure: Leasehold

Lease: 999 years commencing 2003.

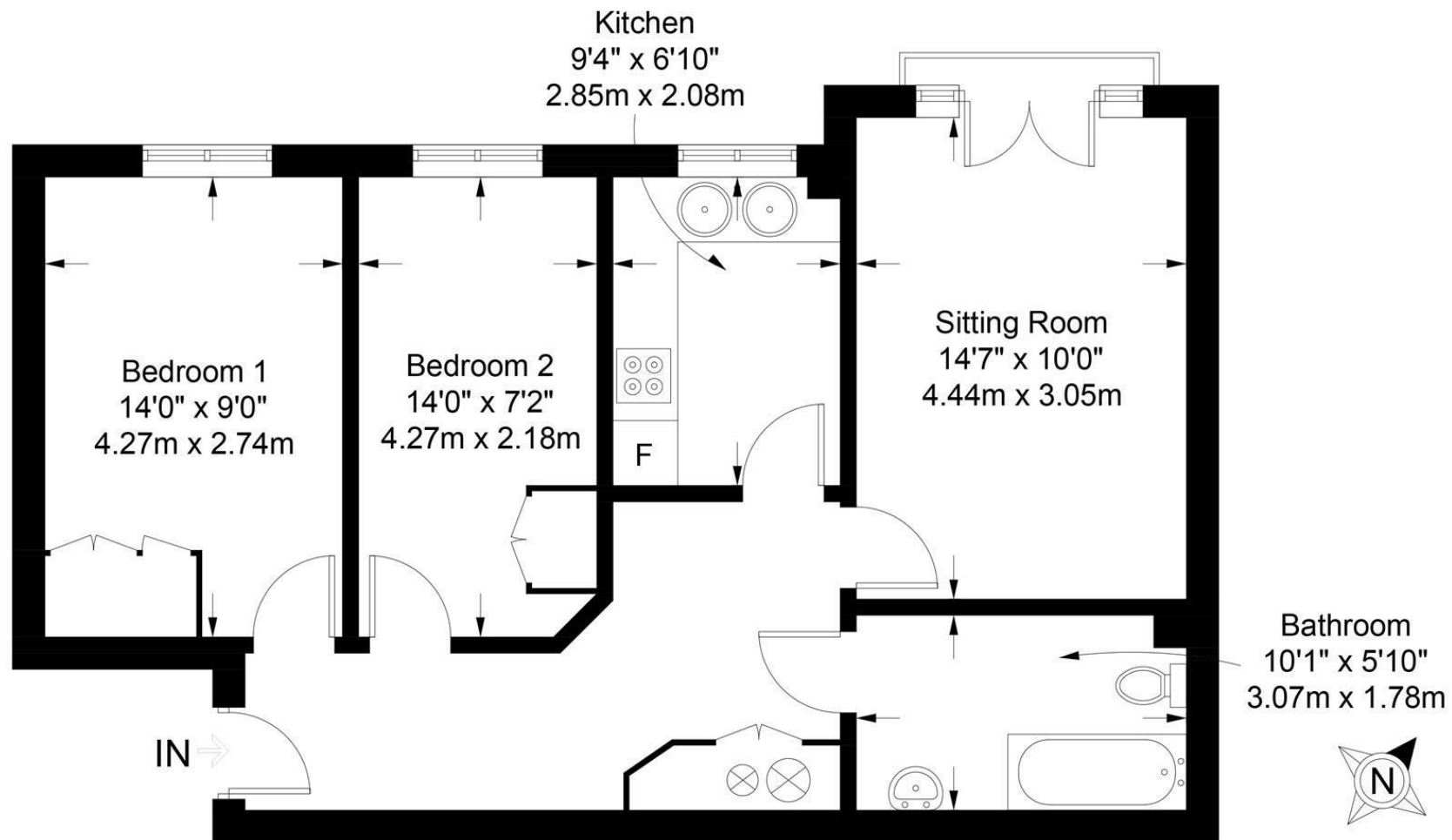
Service Charge: £1,835.52 per annum.

Ground Rent: £153.00

Managing Agents: First Port







Approximate Gross Internal Area = 653 sq ft / 60.7 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.
Please check all details before making any decisions reliant upon them.
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Tenure: Leasehold
EPC: D
Council Tax: B
Area: 653.00 sq ft
Property Ref: 19430164

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