



Flat 27, Emperor Court Brookbank Close, Cheltenham, GL50 3NL

£200,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Combining beautifully styled living space with a delightful balcony and leafy elevated outlook, this two bedroom upper floor apartment offers an inviting retreat in Cheltenham!

An entrance hallway leads through to the heart of the apartment: a charming living and dining room, where soft tones and generous glazing create a wonderfully light and welcoming atmosphere. Offering space for both relaxed evenings and entertaining, this attractive room opens through French doors onto the balcony, extending the living space outdoors.

With room for a bistro table and chairs, the balcony is a particular highlight. Framed by a backdrop of mature greenery, it provides an appealing spot for a morning coffee or an evening drink, bringing a lovely sense of openness to the apartment.

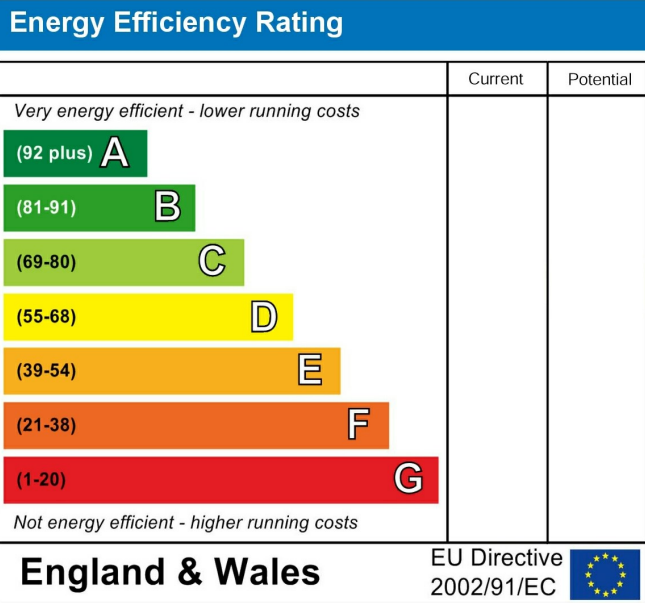
The separate kitchen sits conveniently off the hallway, keeping cooking and preparation distinct from the main living area. Two well-proportioned bedrooms provide flexibility for a variety of lifestyles, whether accommodating guests or creating a dedicated space to work from home. One bedroom also benefits from windows on two sides, while a bathroom completes the accommodation.

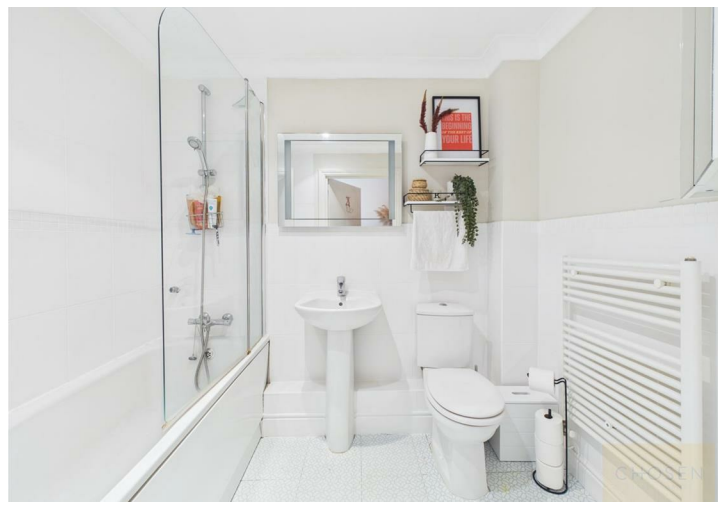
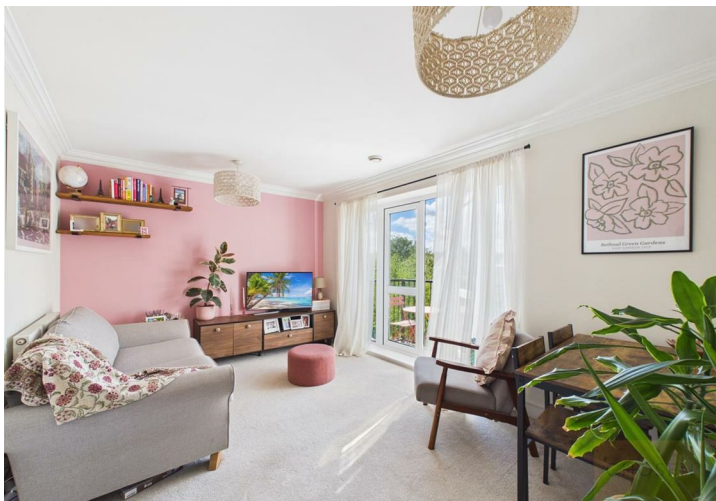
Externally, the apartment forms part of an attractive brick-built development and benefits from one allocated parking space.

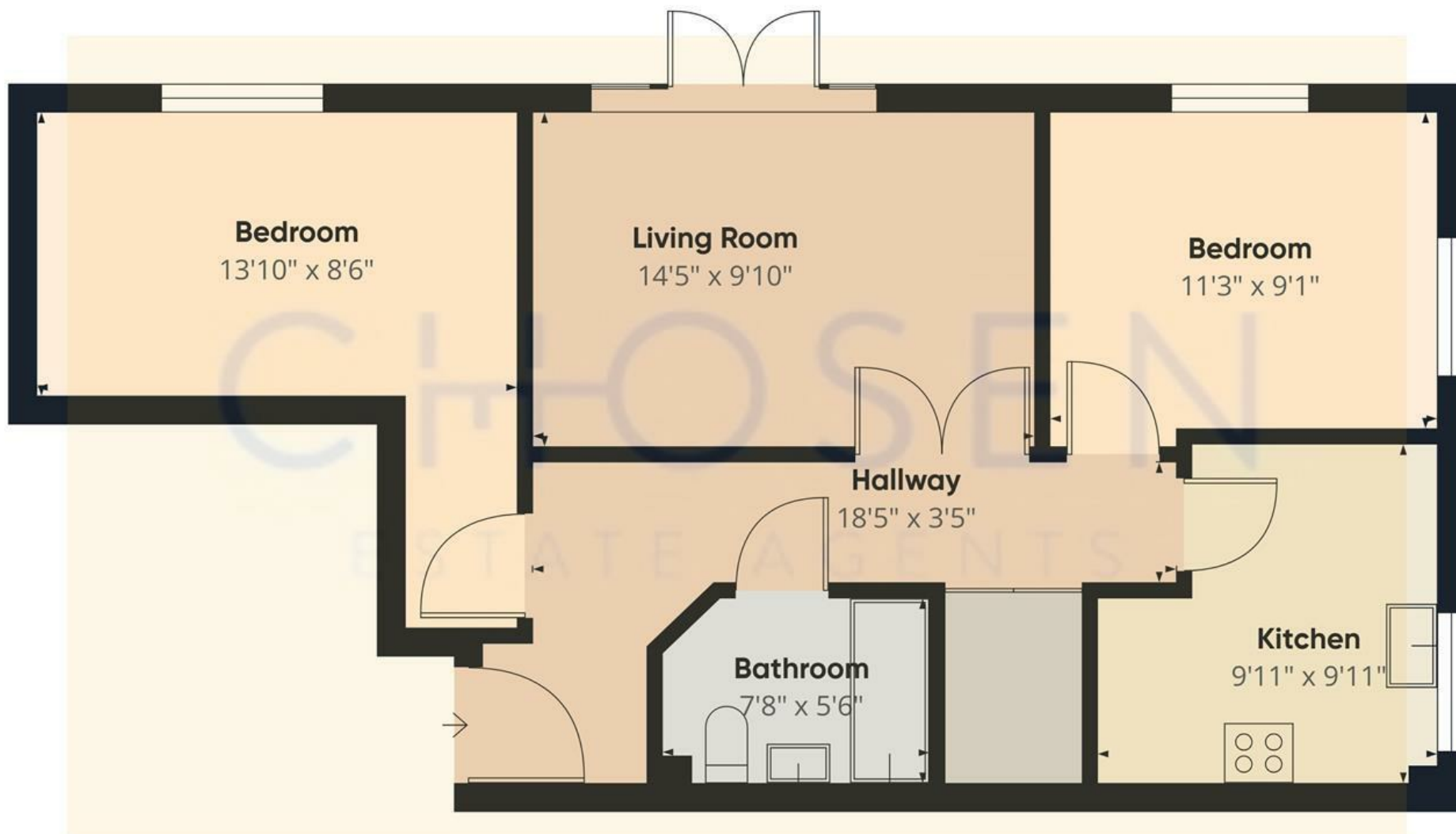
With its tasteful presentation, appealing layout and charming outdoor space, this Cheltenham apartment deserves to be viewed to appreciate everything it has to offer.

Agents Note.
Leasehold.
999 Years from 19th August 2004 - 976 years remaining.
EPC Rating: TBC
Cheltenham Borough Council Band: B
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.
Management Company: First Port
Service Charges - Approx. £1900pa
Ground Rent - £140pa

- Two Bedroom Upper Floor Apartment
 - Balcony From The Living Room
 - One Allocated Parking Space
 - EPC Rating: TBC
- Convenient Location In Cheltenham
 - Two Generous Double Bedrooms
 - Tastefully Decorated Throughout By Current Owner
 - Council Tax Band: B







Approximate total area⁽¹⁾
636 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

