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15 Marquis House Brookbank Close, Cheltenham GL50 3NS

- Immaculate Upper Floor Apartment
- Airy Hall opens to Lobby with Storage
- 14' Sitting & Dining with Juliet Balcony
- Impressive Kitchen with BI Appliances
- Close to Town, Waitrose & Station
- Two c. 14' Double Bedrooms
- Luxury Four Piece Bathroom
- Allocated Off Road Parking Space

£195,000

Waitrose Vicinity Upper Floor 2007 Apartment by Belmont Homes ...

Neat Communal Areas & Stairs to Airy Hall opening to Central Lobby plus 14' Sitting / Dining with Juliet Balcony & Arch to Impressive Kitchen with Appliances...

Also... Two 14' Bedrooms & Luxury Four Piece Bathroom Suite...

Allocated Parking, 'A1' Presentation & Chain Free!

Viewing is recommended!

COMMUNAL ENTRANCE

Glazed security door with key code requirement to neat communal lobby with postal boxes, block notice board and stairway rising to the first floor and front door to apartment 15.

APARTMENT HALL

Ceiling cornice, pendant light point, wall mounted intercom access phone, wall mounted electrical consumer unit (recent) wood grain doors to each bedroom. Central open lobby area with double doors to built-in storage, space for i.e., workstation, power points, and further wood grain doors to bathroom and reception areas.

SITTING AND DINING ROOM

14' 4" x 10' 0" (4.37m x 3.05m)

Ceiling cornice, double radiator, TV point, dual pendant light points, power points, rear aspect double glazed French doors to 'Juliet Balcony'. Open arch to...

FITTED KITCHEN

9' 1" x 6' 9" (2.77m x 2.06m)

Range of contemporary style eye, base and drawer units with 'soft close' inset stainless steel sink can drainer with mono tap. Oak effect work surfaces and splash-back. Inset stainless steel double oven, gas hob, matching splashback and extractor hood. Integrated full height fridge freezer, automatic washer / dryer and dishwasher. Front aspect double glazed window, recessed ceiling spotlights, power points, ceramic tile floor.

BEDROOM ONE

14' 4" x 8' 10" (4.37m x 2.69m)

Double glazed window, ceiling coving, pendant light point, double panel radiator, power points.

BEDROOM TWO

14' 4" x 7' 0" (4.37m x 2.13m)

Double glazed window, ceiling coving, pendant light point, double panel radiator, power points.

BATHROOM SUITE

10' 0" x 6' 0" (3.05m x 1.83m)

Modern four piece suite comprising panelled bath with mono tap, double sized glazed shower cubicle, pedestal wash basin with mono tap, low flush WC, dark oak vinyl flooring, colour coded acrylic splash-back areas, chrome ladder style radiator/ towel rail, ceiling coving.

TENURE

Leasehold with approx. 980 years left unexpired.

SERVICE CHARGE

Approx. £1000 per annum for 2022-23

GROUND RENT

£125 per annum

ESTATE CHARGE

Approx. £350 per annum for 2022/23.

COUNCIL TAX

Band 'B'

