

PerryBishop

PROPERTY MADE PERSONAL

Emperor Court, 19 Brookbank Close, Cheltenham, Gloucestershire GL50 3NL



Two bedrooms • Purpose built • Balcony • Parking • Second floor • Good local amenities • Walking to town centre • Move Ready scheme • EPC C



Emperor Court,

19 Brookbank Close, Cheltenham, Gloucestershire GL50 3NL

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

A very well-presented, two-bedroom, second-floor apartment with parking and a balcony, located within a popular modern development with great local amenities right on your doorstep and within a short walk to Cheltenham town centre or the train station.

There is lift access to the second floor and the spacious accommodation provides an entrance hall with built-in storage and ample room for a desk or study area, a bright sitting room with sliding patio doors onto the decked balcony, and archway through to the kitchen which provides a range of high and low-level units, roll top worksurface, tiled splashbacks, four ring stainless steel gas hob, double oven and extractor, integrated appliances including fridge/freezer, dishwasher, and washer dryer.

There is a good-sized master bedroom with built-in cupboards, a second bedroom again with built-in cupboards, and three

piece shower room with part tiled walls and tiled flooring.

The property is double-glazed throughout and is warmed by gas-fired central heating.

Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

Property Information Questionnaire

Fittings and Contents forms

Official copy of Title Register or Epitome of Title if an unregistered title

Title plan

Local Authority search

Draft contract

A buyers information booklet will be shared on first viewing

Anti Money Laundering Checks

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including





golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

From Cheltenham town centre head West on St. George's Road (A46), pass straight through the traffic lights at Parabola Road, continue onto next set of traffic lights and turn right onto Honeybourne Way, at the roundabout turn left (1st exit) at the next roundabout turn right (2nd exit) follow the road round to the left and Emperor Court will be the first left turn.

Services & Tenure

The tenure is Leasehold, 999 years from 1 June 2003. Ground rent is £125 pa, payable half-yearly. The service charge for 01.12.2023 - 30.11.2024 is £1,165.26, payable by monthly standing order.

Local Authority

Cheltenham Borough Council

Council Tax Band: A

Our reference

CHE/NB/RN/22122023

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

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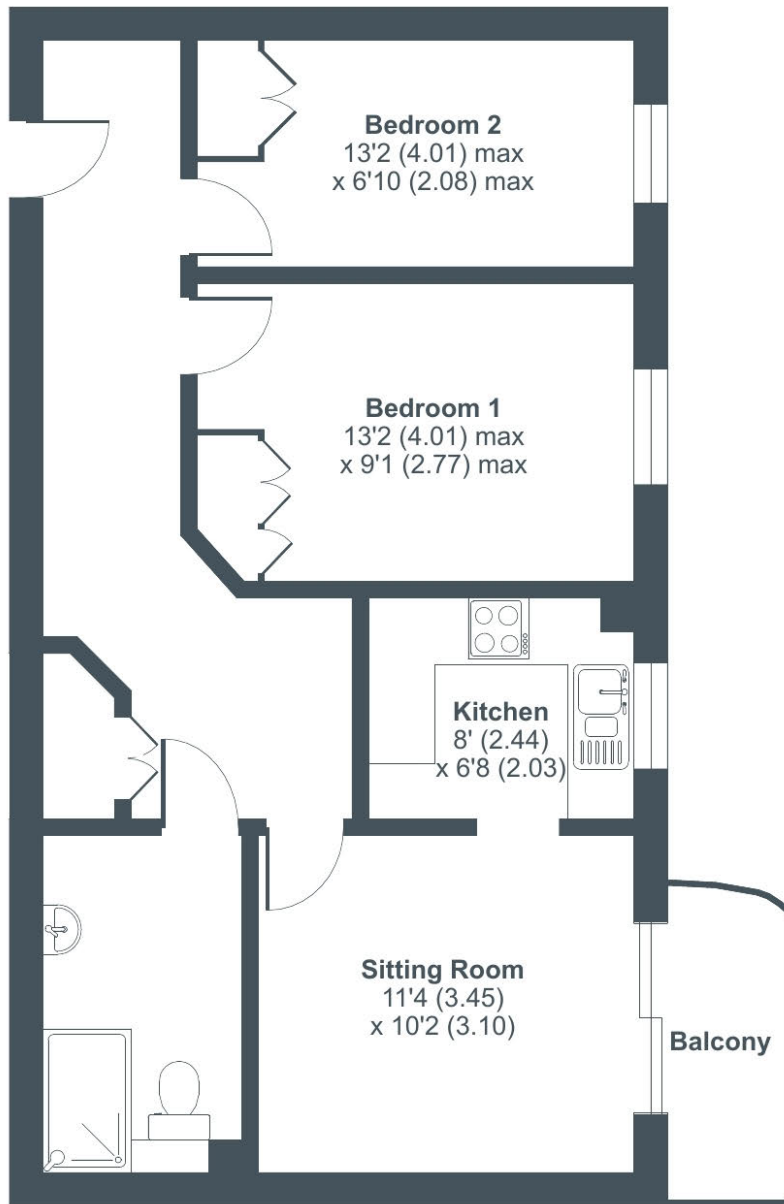
E: cheltenham@perrybishop.co.uk



Brookbank Close, Cheltenham, GL50

Approximate Area = 609 sq ft / 56.6 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Perry Bishop. REF: 1069314



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

