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Flat 5, Viceroy Corner, 2 Brookbank Close - GL50 3NA

Cheltenham

Guide Price £170,000



CR

Flat 5

Viceroy Corner, Cheltenham

Modern 1-bed apartment in Cheltenham, with open-plan layout, long lease, allocated parking. Ideal for first-time buyers/investors. Close to town centre and transport links. Council Tax Band A.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- No Onward Chain
- One Bedroom First Floor Apartment
- Situated Close to The Town Centre & Montpellier
- Open Plan Kitchen / Living / Dining Area
- Well Presented Throughout
- Allocated Parking Space





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Located within a well-maintained development in Cheltenham, this one-bedroom apartment offers bright and modern accommodation, an allocated parking space, and a stylish dual-aspect open-plan layout. The property is Leasehold with a long lease, and is offered to the market with Council Tax Band A. An excellent choice for first-time buyers, investors, or those looking for a low-maintenance home in a convenient location. No Onward Chain.

Hallway: A long entrance hall provides access to the open-plan living area, bedroom, bathroom, and storage cupboard. It offers a natural flow into the heart of the home with practical proportions for coat and shoe storage.

Kitchen / Sitting / Dining Room: This spacious dual-aspect open-plan room measures over 22 feet in length and offers a superb sense of light and space, enhanced by two large windows.

The kitchen area is fitted with wooden cabinetry, tiled-effect flooring, and stylish splashbacks, offering a practical and attractive space for cooking and entertaining.

The living and dining area is laid with neutral flooring and is bathed in natural light, creating a welcoming zone for relaxing or dining with ease.

Bedroom: The double bedroom is well-proportioned and features another curved wall with window, adding character and additional light to the room. There is ample space for freestanding furniture and storage.

Bathroom: The bathroom is fitted with a white suite comprising a panelled bath with overhead shower, wash hand basin, and WC. Stylishly tiled in splash-prone areas, it is both practical and neatly presented.

Parking: The property includes an allocated parking space, and is situated in a permit parking zone, offering additional on-street options for residents or guests.

Tenure: Leasehold

Lease Length: 977 years

Ground Rent: £152 per annum

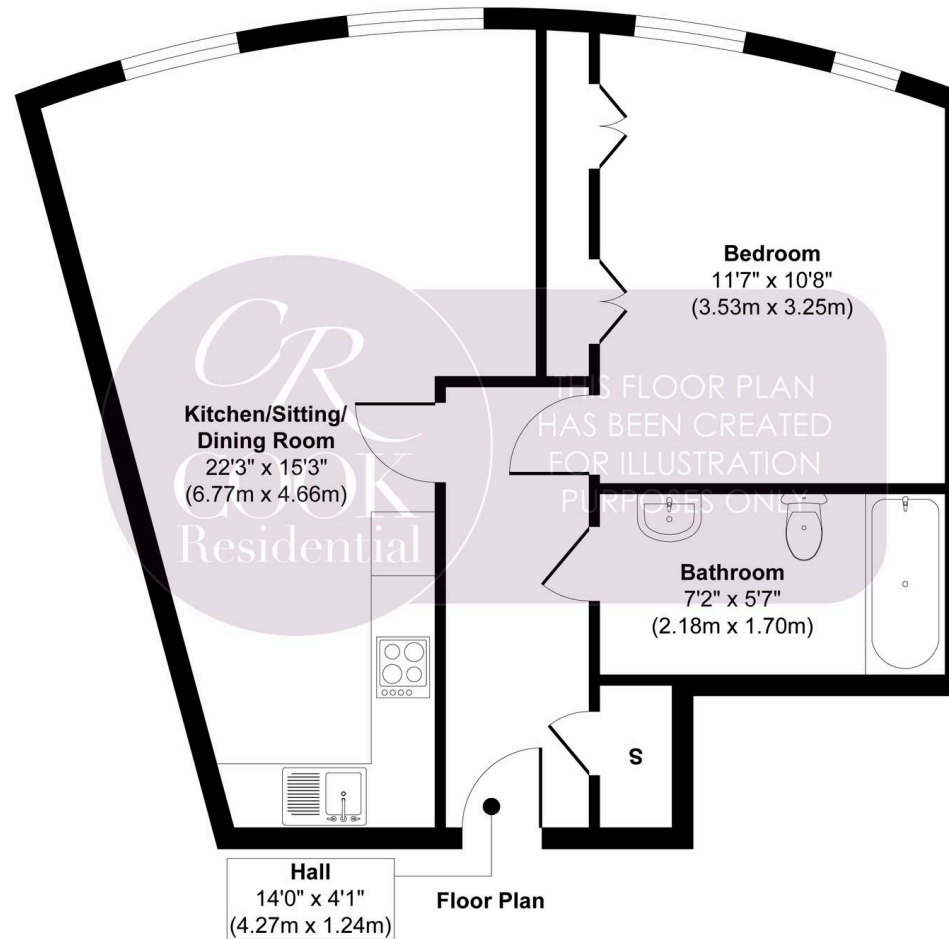
Service Charge: £1,500 per annum, paid half yearly and reviewed annually

Council Tax Band: A

Agents Note: A Section 20 notice is associated with the apartment block 2 Brookbank Close, in relation to scheduled works.

Location: Situated just a short distance from Cheltenham's town centre and train station, this location is ideally placed for access to shops, parks, transport links and commuter routes. With good local amenities and public transport nearby, it offers a great base for town living.

All information regarding the property details, including service charges, tenure and lease terms, are to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.



Approx. Gross Internal Floor Area 559 sq. ft / 52.00 sq. m
Produced by Elements Property





Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.