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Marquis House, Brookbank Close - GL50 3NS

Cheltenham

Guide Price £180,000



Marquis House, Cheltenham, GL50 3NS

2-bed 2nd-floor apartment in Marquis House, Cheltenham. Ideal for first-time buyers/investors, earning £12,000 rental income annually. Parking, long lease, near town centre.

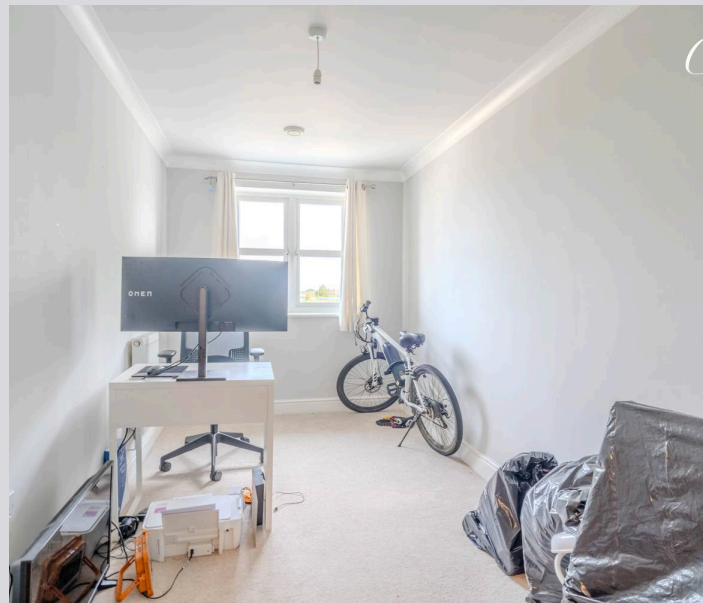
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Two Bedroom Apartment
- Long Lease of 977 Years Remaining
- Annual Rental Income of £12000 A Year
- Juliette Balcony
- Allocated Parking Space
- Situated Close To The Town Centre





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(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		
(69-80) C		
(55-68) D	69	76
(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 walking distance of Cheltenham town centre, this well-presented two bedroom, second-floor apartment is situated in the desirable Marquis House development on Brookbank Close. With bright interiors, a Juliette balcony, allocated parking, and a long lease, this apartment presents an ideal opportunity for first-time buyers, investors, or professionals. Currently achieving an annual rental income of £12,000 per year it offers both a stylish home and strong investment potential.

Entrance Hall: A central hallway provides access to the living accommodation and includes built-in storage for added practicality.

Living / Dining Room: The spacious living and dining area is bright and welcoming, enhanced by a Juliette balcony that brings in fresh air and natural light. The layout offers ample room for both lounging and dining, with a neutral finish and carpet underfoot.

Kitchen: The kitchen is positioned adjacent to the living space and is well equipped with wall and base units, tiled splashbacks, and space for appliances. Its practical layout and open connection to the reception area make it ideal for modern living.

Bedroom One: A generously sized double bedroom with space for freestanding furniture, soft carpeting, and a calm, neutral colour scheme.

Bedroom Two: The second bedroom is also a double room with carpeted flooring.

Bathroom: The bathroom comprises a white suite including bath with shower over, WC, and wash hand basin. Tiling to splash-prone areas and a clean, bright finish complete the space.

Parking: The property benefits from an allocated parking space, located conveniently within the development.

Tenure: Leasehold

Lease Length: 977 years remaining

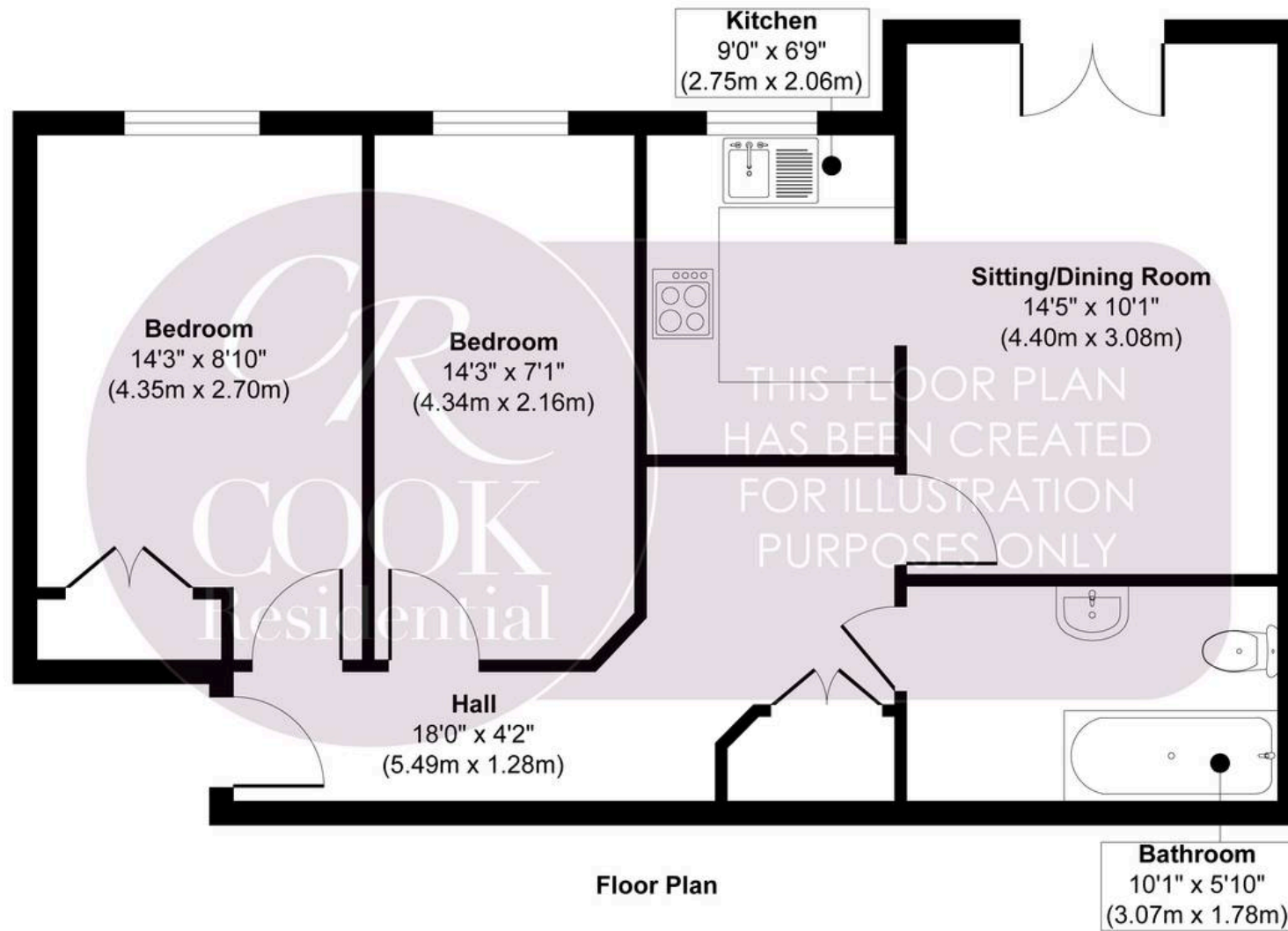
Service Charge: £1712.44 per annum

Ground Rent: £153.00 per annum

Council Tax Band: B

Location: Marquis House is part of a quiet residential development on Brookbank Close, just a short walk from Cheltenham Town Centre. This sought-after location provides easy access to local amenities, parks, and transport links, making it an excellent base for town living.

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



Approx. Gross Internal Floor Area 616 sq. ft / 57.30 sq. m

Produced by Elements Property





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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.