

# FLAT 18 VICEROY CORNER

2 BROOKBANK CLOSE, CHELTENHAM, GLOUCESTERSHIRE, GL50 3NA





## FLAT 18 VICEROY CORNER

A particularly spacious and well-presented, two double bedroom penthouse apartment situated in this modern building, offering light and airy well-proportioned accommodation and allocated undercroft parking, all within a short walk of the Montpellier district, Cheltenham town centre, the railway station and Waitrose supermarket.

- Penthouse apartment
- Well-presented throughout
- Communal entrance with secure entry phone
- Hall with generous storage
- Kitchen/dining room with integral appliances
- Dual aspect sitting room with French doors to a balcony
- Master bedroom with ensuite shower room and large walk-in wardrobe
- Second double bedroom with French doors to a balcony
- Modern bathroom
- Undercroft parking and visitors parking

Constructed by reputable national house builders Belmont Homes, this modern and well-presented penthouse apartment provides well-proportioned accommodation which is immaculately presented and briefly comprises a spacious entrance hall, a kitchen/dining room with integral appliances, a dual aspect sitting room with patio doors to a balcony, a master bedroom with ensuite shower room and large walk-in wardrobe, a further double bedroom with balcony and a separate bathroom. Further benefits include an undercroft parking space and visitors parking.







### SITUATION

Brookbank Close is a modern development of self-contained apartments and town houses, situated within a short walk of the town's Promenade via the Honeybourne Line and also the High Street. The development is also surprisingly close to the fashionable Montpellier district with its many interesting restaurants, bars, boutiques and cafés. On the doorstep there are two supermarkets Tesco and Waitrose and transport facilities are favourable. The development is particularly well situated for access to the A40, M5 motorway network and Cheltenham Spa Railway Station which is easily accessible on foot, by bicycle, or car.

### GENERAL INFORMATION

Cheltenham Borough Council: 01242 262626.  
Council Tax Band: (C) - £1,738.24 pa. (2022/2023).

### TENURE & OTHER INFORMATION

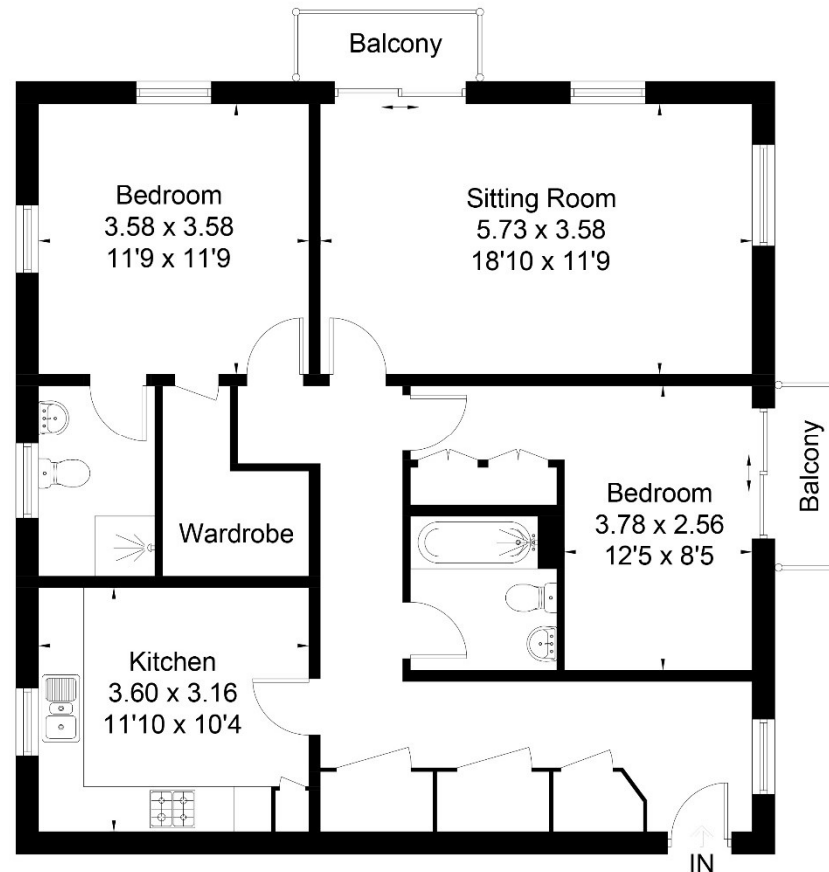
Tenure: Leasehold. Approx. 980 years remaining  
Service Charge: Approx. £1,981.18 pa.  
Ground Rent: £125.00 pa. EPC Rating: C

### VIEWINGS

Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Area = 92.6 sq m / 997 sq ft



Top Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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