

5 BROOKBANK CLOSE,
CHELTENHAM, GLOUCESTERSHIRE, GL50 3NL



5 BROOKBANK CLOSE

This exceptional modern townhouse was constructed approximately 15 years ago by Messrs Belmont Homes. The property is beautifully presented and is located within a short walk of the town centre, Montpellier and Waitrose. Externally there is a pretty low maintenance garden and allocated parking.

- Beautifully presented versatile accommodation laid out over three floors
- Reception hall with stairs to the first floor, cloakroom and an open plan dining room
- Refitted modern kitchen installed with a selection of quality integrated appliances and granite worktops
- Spacious sitting room with doors to the garden
- First floor principal bedroom suite, study with fitted furniture and a utility room/bedroom four
- Second floor guest bedroom suite, third bedroom and family bathroom
- Double glazed and gas central heating, the Worcester Bosch boiler was replaced c.1 year ago
- Very pretty low maintenance well stocked patio garden with a gate to the parking area
- Allocated off road parking for one vehicle

Constructed approximately fifteen years ago by a notable nationwide building company, this spacious double fronted modern townhouse is presented to an exceptional standard and has been upgraded and modified by the owners during their tenure. The accommodation, which is versatile, is laid out over three floors and includes a lovely sitting room with access to the garden, 3/4 bedrooms including two suites, three bathrooms and a modern kitchen with integrated appliances and a separate dining room.





SITUATION

Brookbank Close is a modern development of town houses and self-contained apartments 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 cycle or car.

GENERAL INFORMATION

Services:

Mains water, electricity, gas and drainage are connected to the property.

Local Authority:


Cheltenham Borough Council: 01242 262626.

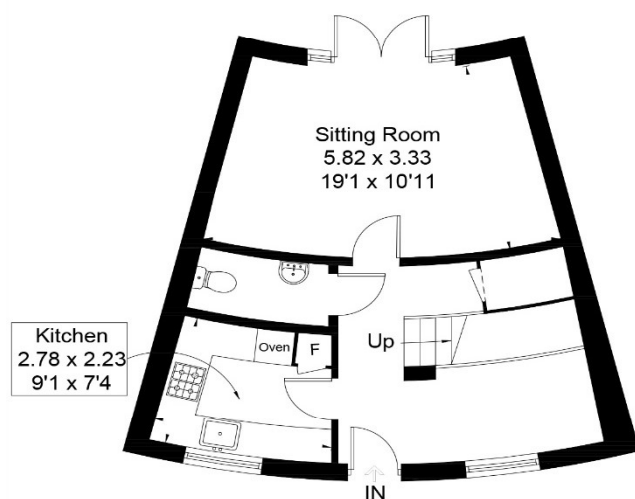
Council Tax Band: D - £1,898.38 pa. (2021/22)

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

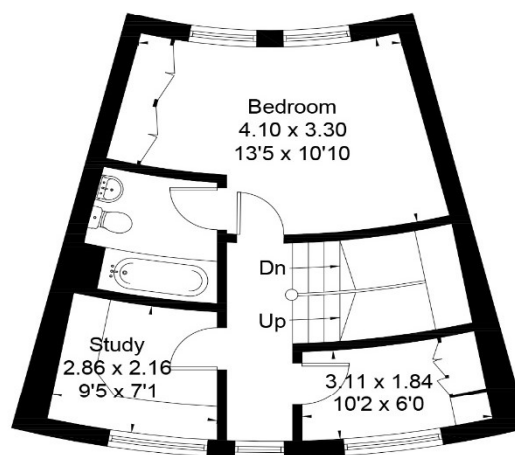
Approximate Area = 120.5 sq m / 1297 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)



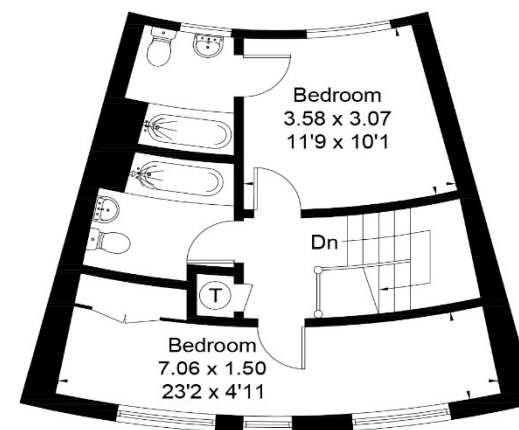
 = Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

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