



# A modern three storey townhouse

15 Brookbank Close, Cheltenham, Gloucestershire, GL50 3NL

Freehold





Entrance hall • fitted kitchen • cloakroom • office • dining room/2nd reception room • first floor sitting room/bedroom • 3 double bedrooms (principal with en suite dressing room and shower room) • bathroom and further en suite shower room • courtyard garden • off road parking

### Situation

Set close to Cheltenham town centre and Waitrose, Brookbank Close is a selection of modern properties built by Belmont Homes in 2006. The properties combine convenience of location and classical style to provide an opportunity for town centre living and have provided a popular investment opportunity.

Cheltenham became a spa town in 1716, although its popularity flourished after King George III visited in 1788. Its heyday as a spa town was to last from about 1790 to 1840 and it was during these years that many of the town's fine Regency terraces, crescents and villas were built. There are a wide range of excellent schools in Cheltenham including Cheltenham Ladies' College, Cheltenham College (co-ed), St Edward's and Dean Close. As well as superb educational facilities the town is well known for the many literary and music festivals that it holds as well as the cricket and national hunt festivals. Nearby sporting opportunities include squash, tennis and swimming facilities whilst there are also a number of golf courses on the edge of the town. There is easy access to the M5 and a train service to London Paddington from Cheltenham Spa station.

### Description

15 Brookbank Close is a modern townhouse in a 'curved style' offering well proportioned, light and flexible accommodation over three floors.

Stepping into the wide entrance hall on the ground floor, there is a cloakroom, a well fitted kitchen with modern units and integrated appliances. There is also a home office and a large dining room to the rear with double doors leading out to the enclosed courtyard garden.

To the first floor, double opening doors lead into a double bedroom which is currently used as a second reception room. Also on this floor is the guest suite, with an en suite shower room and fitted wardrobes, plus a family bathroom. On the second floor is the principal bedroom with dressing area and en suite shower room, plus an additional spacious bedroom.

To the front of the property there is a paved area with allocated off street parking and visitor spaces to the rear.





#### Directions

From our offices in the Promenade, bear to the left and staying in the left hand lane, continue over the set of traffic lights onto St Georges Road. At the second set of traffic lights continue along St Georges Road following the road to the next set of traffic lights, turning right. Continue to the roundabout, taking the first exit on the left. At the next roundabout, take the second exit which enters Brookbank Close. Number 15 Brookbank close will be found on your left hand side.

#### Local Authority

Cheltenham Borough Council.  
01242 262626

#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

#### Viewing

Strictly by appointment with Savills.

#### Additional Information

#### Postcode

GL50 3NL

#### Services

Mains water, electricity, gas and drainage are connected.

#### Tenure

Freehold





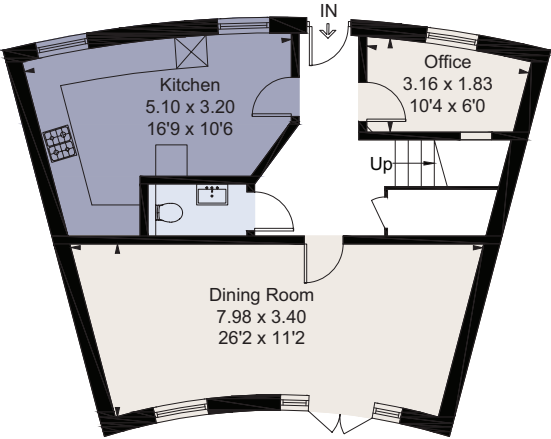
15 Brookbank Close, Cheltenham, Gloucestershire, GL50 3NL  
Approximate Area 168.9 sq m / 1818 sq ft



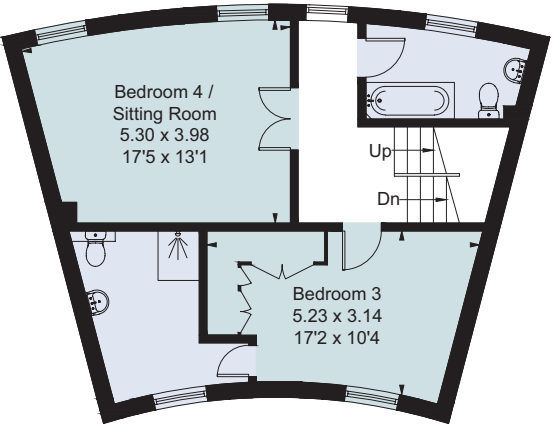
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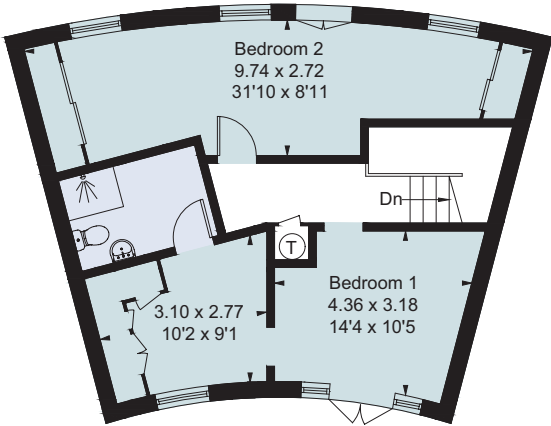
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Ground Floor

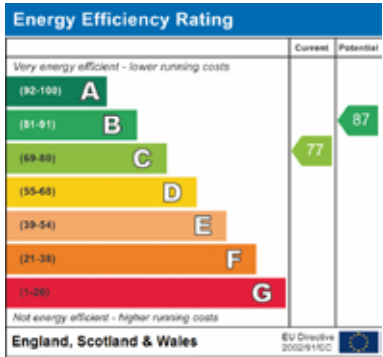


First Floor



Second Floor

For identification only. Not to scale. © 200731CJ



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