

5 Millbrook Court, Cheltenham, Glos. GL50 3RR.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Preliminary Detail



Description: A Well Presented Modern First Floor Studio Flat. The Accommodation Comprises Of:- Hallway, Kitchen/Living Studio Room, Shower Room.

Guide Price £69,950

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Directions: Leave Cheltenham via St George's Road. Continue along and turn right at the traffic lights onto Gloucester Road. At the next set of traffic lights turn right into Millbrook Street. The turning for Millbrook Court is on the left, just past the turning for Millbrook Gardens.

Entrance: Via security entry door in to communal hallway. Solid wooden entrance door to:-

Hallway: Doors to Studio Room & Bathroom. Entry phone

Studio Room: 12'9 x 11'3 (4.96m x 3.43m),
Two uPVC double-glazed windows to rear aspect. TV aerial point.



Kitchen Area: 7'8 x 5'2 (2.35m x 1.60m)
Stainless-steel sink & drainer unit. Plumbing for automatic washing machine. Built-in stainless-steel electric oven & grill. Built-in stainless-steel four ring hob. Tiled splashbacks. Appliance space.



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Shower Room: 6'11 x 6'2 (2.11m x 1.89m)

Corner shower unit. Mirror shower. Pedestal wash-hand basin. e/c wle heated wall mounted towel rail. Tile flooring. Airing cupboard, housing hot water tank.



Outside: Residents only car park.

Tenure: Leasehold

Viewing: By prior appointment through Young & Gilling Ltd, 3 Crescent Terrace, Cheltenham, GL50 3PE.

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Agents Note

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fittings, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

Anti – Money Laundering Legislation

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.

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