



## Flat 7, Millbrook Court, Millbrook Street, Cheltenham, Glos. GL50 3RR.

Guide Price: £89,995

A well presented and refurbished purpose built top floor one bedroom flat. The accommodation comprises of open-plan lounge & kitchen, double bedroom and bathroom.

The benefits of the property include electric heating and an allocated parking space. Newly Decorated & Carpeted Throughout



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**Directions:** Leave Cheltenham via St George's Road. Continue on to the junction with Gloucester Road and turn right. At the next set of traffic lights, turn right again on to Millbrook Street. Carry on past the turning for Millbrook Gardens and the turning into Millbrook Court is approximately 20 yards further, on the left. Millbrook Court is at the bottom of the slope.

**Main Entrance:** Via communal secure entry main door with stairs to 2nd floor:-

**Flat Entrance:** Via solid wooden entrance door to:-

**Hallway: 2.10m x 0.85m**

Doors to all rooms. Telephone point. Telephone entry intercom system.

**Lounge & Kitchen: 4.47m x 3.34m  
(4.47m x 2.23m at kitchen)**

Lounge: Window to rear aspect. Electric panel radiator. TV aerial point.



**Kitchen:** Window to side aspect. Range of wall & base units. Tiled splashbacks. Plumbing for automatic washing machine. Built-in electric hob with extractor hood over. Built-in oven & grill. Stainless steel sink & drainer unit with mixer tap over.



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**Bedroom: 2.60m deep x 3.37m wide**

Window to front aspect. Electric panelled radiator.



**Bathroom: 1.64m deep x 2.24m wide**

Opaque window to side aspect. White suite comprising panelled bath with tiled surround & Mira shower over, wall mounted wash-hand basin & close-coupled W.C. Wall mounted heater. Airing cupboard, housing hot water tank.



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**Outside:** Allocated parking space for one car.

**Tenure:** Leasehold. The Current Owner Has Advised The Following Information:- Maintenance Is £950.00 Per Annum (£79.17 Per Month) & The Ground Rent Is £50.00 Per Annum. A 999 year lease with approximately 972 years remaining.

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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Ground Floor Suite · 3 Crescent Terrace · Cheltenham · GL50 3PE

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