

Millbrook Street, Cheltenham, GL50 3RR

In Excess of £75,000







Millbrook Street

Cheltenham, GL50 3RR

A well-presented studio apartment, situated on the second floor of a purpose-built development on Millbrook Street. An ideal investment or first time buy and offered with no onward chain

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Second Floor Studio Apartment
- Excellent Investment Opportunity With A 10.4% Rental Yield
- Suitable For First-Time Buyers, Subject To Lending Criteria
- Allocated Parking Space
- Convenient Location For Cheltenham Town Centre









Cook Residential is delighted to present this well-presented studio apartment, situated on the second floor of a purpose-built development on Millbrook Street, Cheltenham, and offered with no onward chain. Representing an excellent investment opportunity with a rental yield of 10.4%, the property is also suitable for first-time buyers, subject to lending criteria. Neutrally decorated throughout, the accommodation comprises an entrance hall, an open-plan kitchen/living/bedroom and a bathroom.

Communal Entrance: A secure communal entrance leads to a bright stairwell, with large windows providing plenty of natural light, giving access to the second floor.

Entrance Hall: A practical space with carpeted flooring and an airing cupboard, providing useful storage. The hall leads into the main living space and the bathroom.

Kitchen/Living/Bedroom: A light and versatile open-plan space with two windows, one enjoying a leafy outlook over mature trees. The living and sleeping area is carpeted, while the kitchen area has tiled flooring and is fitted with a range of white gloss wall and base units with complementary worktops and tiled splashbacks. Appliances include an integrated electric oven, a ceramic hob and a stainless steel chimney extractor hood, alongside a stainless steel sink and drainer. A breakfast bar with a wooden top separates the kitchen from the living area.

Bathroom: Comprising a panelled bath with an electric shower over, a pedestal wash basin and a low-level WC, with tiled walls and tiled flooring.

Parking: The property benefits from one allocated parking space to the front of the building.

Additional Information:
No Onward Chain
Excellent Investment Opportunity: 10.4% Rental Yield
Suitable For First-Time Buyers, Subject To Lending Criteria
Tenure: Leasehold
Lease Length: 967 years remaining
Service Charge: £1,440 PA
Ground Rent: £100 PA
Council Tax Band: A Cheltenham

Location: Millbrook Street is conveniently positioned within easy reach of Cheltenham town centre, offering an excellent range of shops, restaurants, bars and leisure facilities, as well as the town's renowned cultural festivals. Cheltenham Spa railway station is close by, offering direct services to London and other major cities, while the A40 and M5 provide convenient road links.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, they are intended as a general guide only and do not form part of any offer or contract. All measurements, descriptions and information are provided in good faith and should be independently verified by prospective purchasers. Fixtures, fittings and appliances have not been tested, and no guarantee can be given as to their condition or working order. Buyers should seek confirmation of all leasehold details, charges and relevant restrictions through their legal representative.

Digital Staging: Some images of this property have been digitally staged to show how the space could be furnished and used. The furniture, accessories and décor shown in these images are for illustrative purposes only, are not included in the sale and do not represent the current condition or contents of the property. Prospective purchasers are advised to view the property in person and refer to the unstaged photographs and floorplan for an accurate representation.

SECOND FLOOR
244 sq.ft. (22.7 sq.m.) approx.



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THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

TOTAL FLOOR AREA : 244 sq.ft. (22.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.