

**ON HOLD**



**Cathedral Court, London Road, Gloucester**

**2 Bedrooms, Generous Living Area, over 55s Apartment**

**Asking Price Of £110,000**





- Assisted living
- Light and bright
- Juliet balcony
- Off street parking
- Two bedrooms
- Bathroom
- Electric Heating
- EPC C
- Ctax B

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**DESCRIPTION** A fabulous purpose built, assisted living flat on London Road close to the city centre with bus stop outside, 2 double bedrooms, well presented generous open plan lounge diner with Juliet balcony overlooking the park/gardens, modern fitted kitchen modern shower room, electric heating, high ceilings and on site care manager, communal gardens and laundry facilities - chain free, EPC C, Ctax B

Over 55ss - This modern first floor flat within the sought after Cathedral Court development located at the top end of London Road with a bus stop outside interlinking Cheltenham and Gloucester. The building has parking and communal garden, communal lounge, with a lift to each floor, The flat offers an L-shaped hallway, lounge with views to the city garden to the front, fitted kitchen, bedroom with built in wardrobe, shower room with large walk-in shower. The Railway and Bus Station are only 0.6-miles away with a local Tesco's, Londi's close by, doctors and chemists. CTax A, EPC - C

#### HALLWAY

a nice sized hall with storage cupboards and doors to each room

#### LIVING AREA

a generous living are with double doors to the Juliet balcony, further windows, ample room for lounge furniture and dining table, archway to the kitchen



#### KITCHEN

Modern kitchen with eye and base units, oven and hob, window to the side

#### BEDROOM 1

bedroom with windows to the front and build in mirror fronted wardrobes

#### BEDROOM 2

another double window to the side

#### SHOWER ROOM

modern kitchen with eye and base units, integrated fridge, freezer, oven and hob, window to the rear

#### OUTSIDE

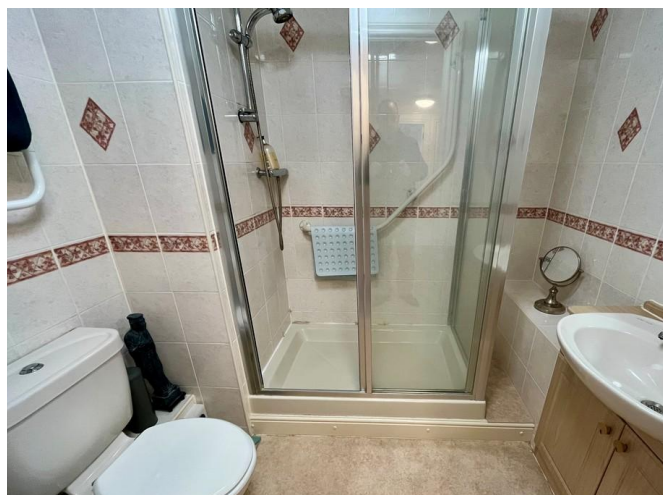
there is parking on a shared basis and communal garden area

#### SERVICE CHARGES

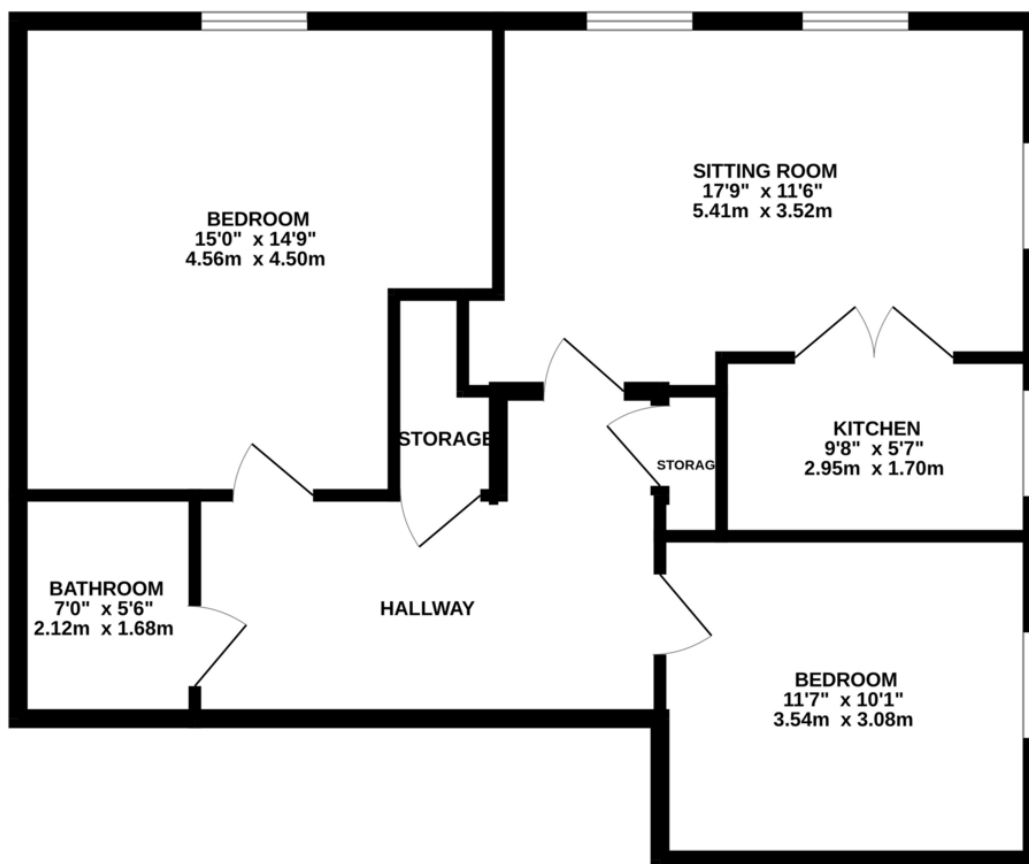
Ground rent - £460 p.a.

Service charge - £2368.35

The service charges cover many additional benefits which we can go through with a meeting with the home manger



GROUND FLOOR  
722 sq.ft. (67.0 sq.m.) approx.



28 CATHEDRAL COURT

TOTAL FLOOR AREA: 722 sq.ft. (67.0 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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