



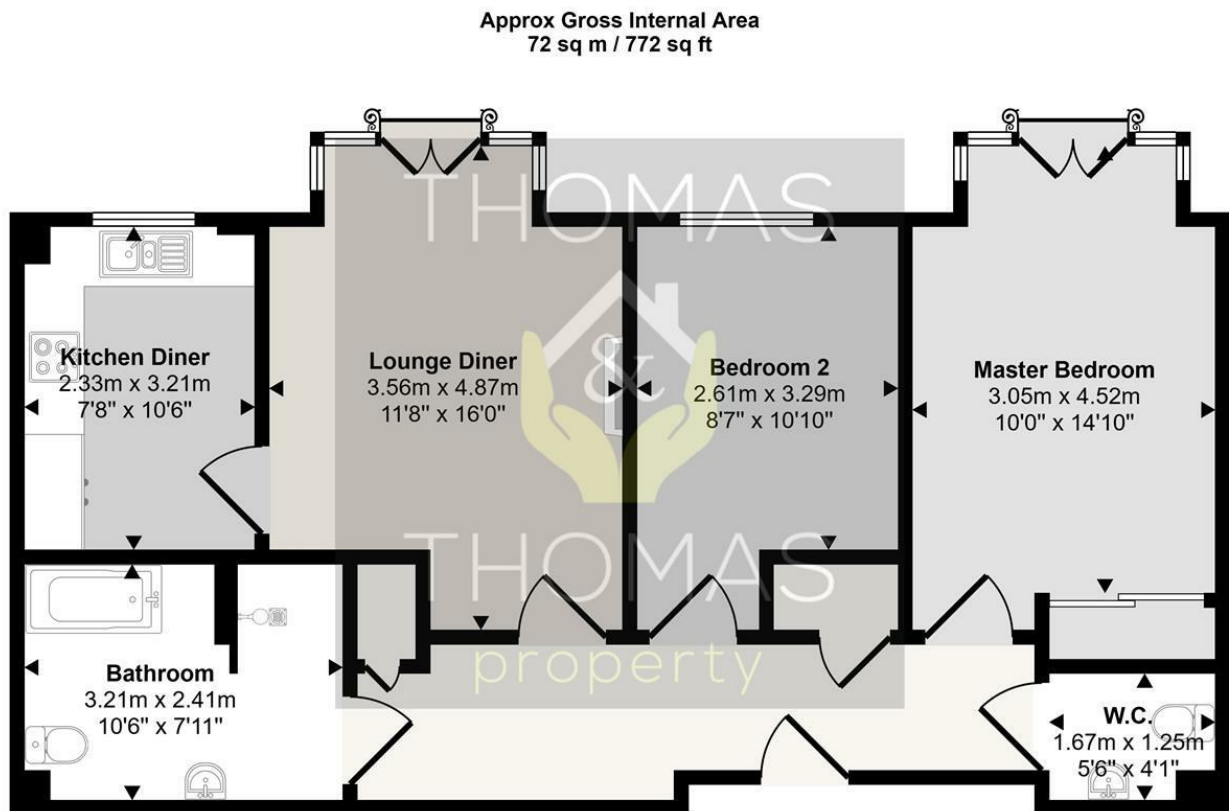
17 Queen Anne Court, Gloucester, GL2 4JY

Offers Over £220,000

Queen Anne Court is a modern retirement complex for over 65's, located in Quedgeley, close to local amenities and bus routes. There is a duty manager on site 24/7, on site restaurant, communal areas and the option to join in with the busy social programme including coffee mornings, bingo, keep fit classes and much more.

Number 17 Queen Anne Court is a two bedroom, first floor apartment. Briefly comprising of, entrance hall, two double bedrooms, WC, large accessible bathroom, lounge area with Juliet balcony and finally a kitchen / dining space with integrated fridge / freezer, cooker and hob.

- Over 65's Retirement Property
 - Two Double Bedrooms
 - Accessible Bathroom
 - Lounge with Juliet Balcony
 - Communal Spaces
- Close to Local Amenities and Bus Routes

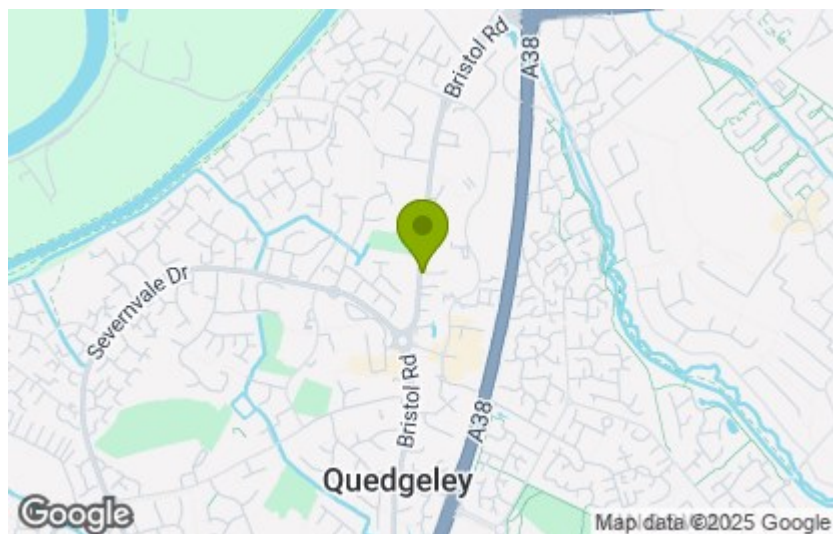


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
83	84
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.