

APPROX. GROSS INTERNAL FLOOR AREA 576 SQ FT / 54 SQM	Llanthony Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 19/06/23
	photoplan

**COUNCIL TAX BAND: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**McCARTHY STONE  
RESALES**

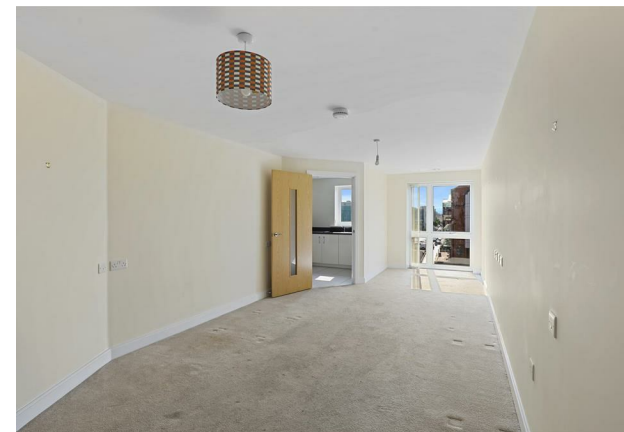
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**McCARTHY STONE  
RESALES**

**42 LLANTHONY PLACE**  
LLANTHONY ROAD, GLOUCESTER, GL2 5JQ



JOIN US FOR COFFEE & CAKE THURSDAY 5TH SEPTEMBER 2024 FROM 10AM - 4PM. BOOK YOUR PLACE TODAY!

Beautifully bright and spacious one bedroom Retirement Living PLUS apartment with BESPOKE CARE PACKAGES available. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

**ASKING PRICE £175,000 LEASEHOLD**

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# LLANTHONY PLACE, ST ANN WAY, GLOUCESTER, GL2 5GQ

## SUMMARY

Llanthony Place is a stunning development of 55 one and two bedroom apartments, thoughtfully designed exclusively for the over 70s. The building is covered by a 10 year NHBC Warranty.

Llanthony Place is one of McCarthy & Stone's Retirement Living PLUS range (known previously as Assisted Living) and is facilitated to provide it's homeowners with extra care.

The apartments combine the luxury and comforts of modern living with a host of practical details to make day-to-day living as easy as possible. An Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have.

There is a table service Bistro serving lunch daily, a homeowners' lounge which provides a great space to socialise with friends & family, and if your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). Additional features include a Function Room, Laundry and lovely Landscaped Gardens maintained for you all year round.

With qualified staff on-site 24 hours a day, and a 24-hour emergency call system and camera entry system in each apartment, you can rest assured in your new home. Within the service charge, homeowners are allocated 1-hour domestic assistance per week; however additional hours can be arranged by prior arrangement. There are a range of personal care packages to suit your requirements - provided by the Your Life Care & Management team.

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

## LOCAL AREA

Llanthony Place is conveniently placed for access to the bustling quay area of the city, which is a centre for shopping and socialising. A number of bars and restaurants line the waterfront, whilst several high street name shops can be found along the neighbouring streets.

The Cathedral city of Gloucester sits right at the heart of the stunning Cotswolds, providing unrivalled access to some of Britain's best rural landscapes and countryside walks. Having been a settlement area since the Roman times, the area also offers a rich sense of history and culture.

## ENTRANCE HALL

The front door with a spy hole leads to a spacious entrance hall where the 24-hour Tunstall emergency response system, smoke detector and secure door entry system are situated. From the hallway are doors to a storage cupboard, an airing cupboard and doors to the lounge/diner, bedroom, and bathroom.

## LOUNGE/DINER

A good sized living room with room for dining furniture in front of a large double glazed window. Three ceiling lights, TV aerial and satellite TV points and a range of power points. Glazed door leads into the kitchen.

## KITCHEN

Fully fitted kitchen units with integrated fridge/freezer, mid-height oven and ceramic hob, composite sink, electrically operated double glazed window.

## MASTER BEDROOM

The large double bedroom featuring a walk in wardrobe with automatic sensor light, shelf space, drawers and hanging rails. Large double glazed window with fantastic views. The bedroom has two central ceiling light, TV and telephone point, plus a range of power sockets.

# 1 BED | £175,000

## SHOWER ROOM

This purpose built wet room with slip-resistant flooring comprises a walk in shower with grab rail, vanity unit, inset wash hand basin with illuminated and heated mirror over, WC, heated towel rail.

## GENERAL

The light switches all have built in back lights, the apartment has its own intruder alarm system, ventaxia air change system, Gledhill hot water system and electric panel heaters.

## SERVICE CHARGE (BREAKDOWN)

Service Charge details:

- 24-Hour on-site staffing
- 1 hour of domestic assistance per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge: £9,378.26 per annum (for financial year ending 28/02/2025)

## GROUND RENT

Ground rent: £431 per annum  
Ground rent review: 1st June 2034  
Lease: 999 years from 1st June 2019

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

