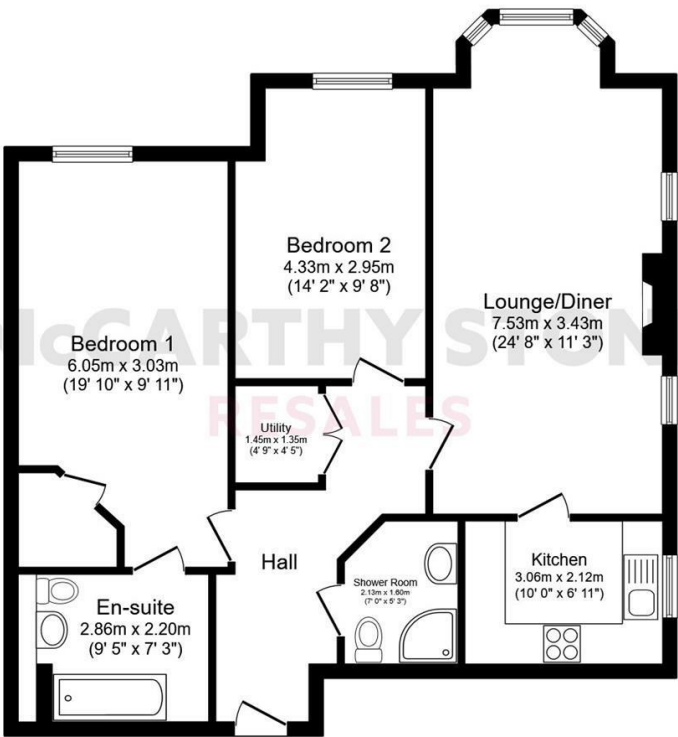


11 Willoughby Place

Station Road, Cheltenham, GL54 2FF



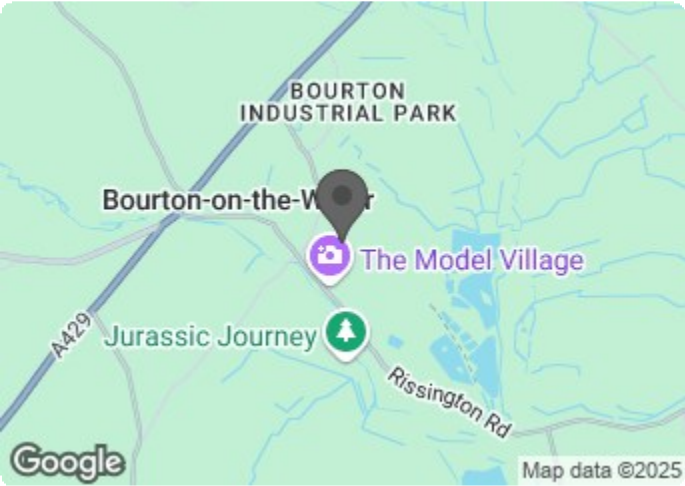
Total floor area 83.8 m² (903 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £330,000 Leasehold

Set in the picturesque Willoughby Place, a spacious TWO BEDROOM Retirement Apartment situated on for the FIRST FLOOR and overlooking the communal grounds. The South-West facing bay window floods the apartment with light year round. PARKING SPACE INCLUDED IN THE PRICE.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Willoughby Place, Station Road, Bourton-on-the-Water, Gloucestershire,

## CLEAR FEE Apartment

Luxury two bedroom apartment in our prestigious Willoughby Place development. The property is presented to an immaculate standard with very large living room, two bathrooms, two bedrooms and fully fitted kitchen. MUST BE VIEWED

### Willoughby Place

McCarthy & Stone's exquisite gated development in the beautiful village of Bourton-on- the-Water embodies elegant Cotswold living combined with contemporary comfort. Meticulously designed in honey coloured Cotswold stone, Willoughby Place is an exclusive collection of just 20 unique one and two bedroom apartments.

Bourton-on- the-Water has a friendly, welcoming community feel that is great to be a part of, whether you call it home during the summer months or throughout the year. With plenty of pubs, bars, restaurants and independent shops within close proximity to Willoughby Place, you can be sure of a warm welcome when you visit the village.

Part of our Retirement Living range, Willoughby Place is exclusively for those 60 years or over. It has been designed and constructed for modern living. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems.

All energy costs of the homeowners lounge and other communal areas are also covered in the service charge.



For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. 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). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### Entrance Hall

Solid oak door with spy hole and letter box opening into this very spacious entrance hall. Wall mounted security door entry intercom system. Ceiling light point and power points. Door to storage cupboard. which houses the hot water system and the washing/dryer machine. All other doors lead to both bedrooms, shower room and living room.

### Living Room

A very spacious living room with ample room for dining benefits from a feature fireplace with inset electric fire creating a lovely focal point . Two large double glazed window with a pleasant outlook over the communal grounds. TV point with Sky/Sky+ capabilities. Telephone point. Two ceiling lights. Power sockets. Part glazed door leads off to the kitchen.

### Kitchen

A modern luxury kitchen providing a range of high gloss base and wall units. An array of built in appliances include; hob with extractor hood above, Neff fan oven and microwave. Integrated fridge and freezer. A good sized double glazed window is positioned above the stainless steel sink unit. The wall mounted cupboards are fitted with under unit pelmet spot lights. Tiled flooring.



## 2 bed | £330,000

### Master Bedroom

The master bedroom benefits from a walk in wardrobe with rails and shelving. Double glazed window fitted with pleasant outlook. TV and telephone connection points. Range of electric sockets. Central ceiling light fitting. Door off to en-suite bathroom.

### En-Suite Bathroom

A very modern en-suite bathroom comprising; low level bath with grab rail fitted with a shower attachment and glass screen; wall mounted heated towel rail; vanity unit with inset wash hand basin and mirror above; WC with concealed cistern.

### Bedroom Two

Second double bedroom with double glazed window enjoying pleasant outlook. TV and telephone connection points. Range of electric sockets. Central ceiling light fitting.

### Shower room

The main shower room, with it's modern design, comprises; shower cubicle, WC with concealed cistern, vanity unit and wash hand basin. Heated towel rail. A fitted mirror with built in light. Emergency pull-cord. Tiled flooring

### Service Charge details

- 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. If you have any questions please contact your Property Consultant or House Manager.

Service charge: £5,660.16 per annum (for financial year end 30/06/2026).

### Lease information

999 years from 1st June 2016  
Ground rent - £495 per annum  
Ground rent review: 1st June 2031

