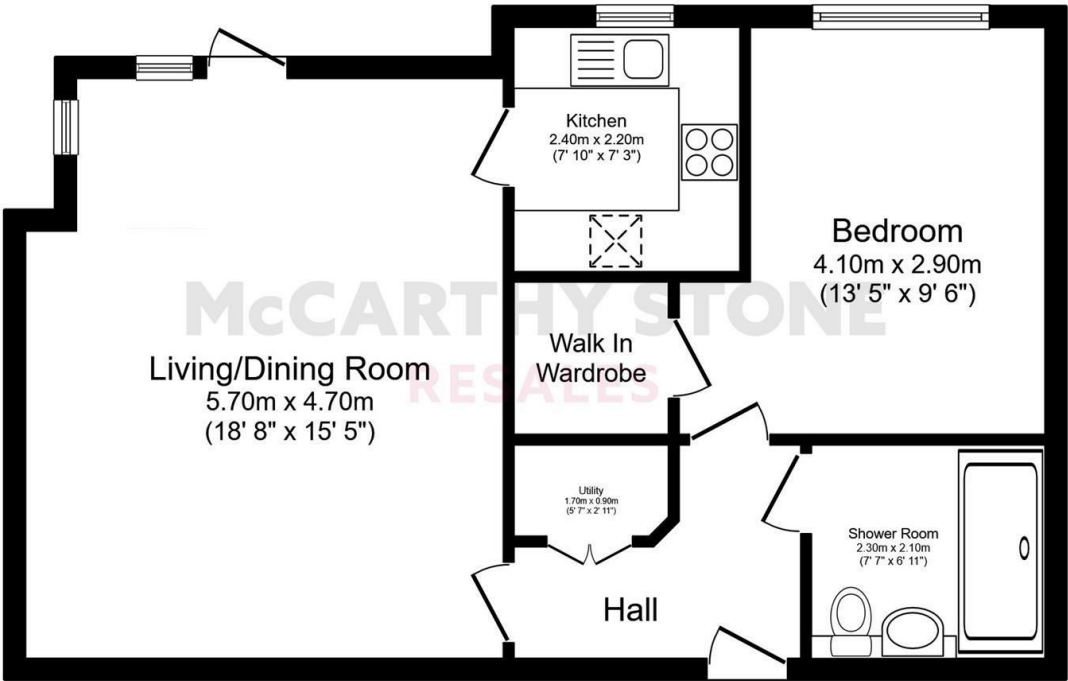


4 Scudamore Place
St Ann Way, Gloucester, GL2 5FU

PRICE
REDUCED



Total floor area 59.0 sq.m. (635 sq.ft.) approx

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: B



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	62	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £249,950 Leasehold

A bright and spacious one bedroom retirement apartment situated on the GROUND FLOOR WITH A PATIO AREA.

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.



Call us on 0345 556 4104 to find out more.

Scudamore Place, St Ann Way,

1 Bed | £249,950



Summary
Exclusively designed for the over 60s, our stunning development of one and two bedroom retirement apartments is located on St. Ann Way in the historic city of Gloucester. Here you will enjoy the benefits of living in your home, free from the worries of outside maintenance or gardening and with likeminded retirees as your neighbours. There's also the added support that comes from having a dedicated House Manager. Offering everything you need to enjoy an active and independent retirement, these stylish apartments are brought to you by McCarthy & Stone – the only house builder to win the Home Builder's Federation 5-star award for customer service every year since the awards began.

Scudamore Place has everything you need to get on with enjoying your active and fulfilling retirement lifestyle. The stunning social lounge opens out to beautiful patio area, providing the perfect space to sit back, relax and enjoy your retirement. If you have visiting friends or relatives who would like to stay the night, instead of the hassle of making up a spare bed you can book them into the development's guest suite, which has en-suite facilities.

Local Area
Centrally located in the historic city of Gloucester, our new Scudamore Place development is situated right at the heart of the stunning Cotswolds - providing unrivalled access to some of Britain's best rural landscapes and countryside walks, while also offering all the benefits of city living.

Within a mile from Scudamore Place, visitors and locals can enjoy a visit to the wonderful 11th-century Gloucester Cathedral which hosted the coronation of King Henry III and has become a popular filming location for Harry Potter and Doctor Who – a landmark that offers free entry and regular events from concerts and lectures to organ recitals and site tours.

The historic dock area itself also offers attractions aplenty including regular boat tours and a waterways museum, which links to the history of the country's most inland harbour. Access to the Alney Island Nature Reserve can also be gained from the

quay area, allowing visitors the chance to explore the unique local wildlife of the waterways.

Art lovers can also find plenty to love at the Nature in Art Gallery and Museum, where a fine Georgian mansion houses a large collection of art works inspired by nature, the surrounding area and further afield.

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 patio door which leads out onto a patio with stunning views of the communal grounds. Two 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.

Bathroom
Bathroom with a shower cubical, slip-resistant flooring, a 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.

Car Parking
There is no allocated parking space for this apartment. There maybe visitors parking available for short stay visitors.

Service Charge (breakdown)
Service Charge details:
• 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 is £3,294.49 for the financial year ending 28/02/2026. 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 please contact your property consultant or house manager.

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

Additional Information & Services
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

