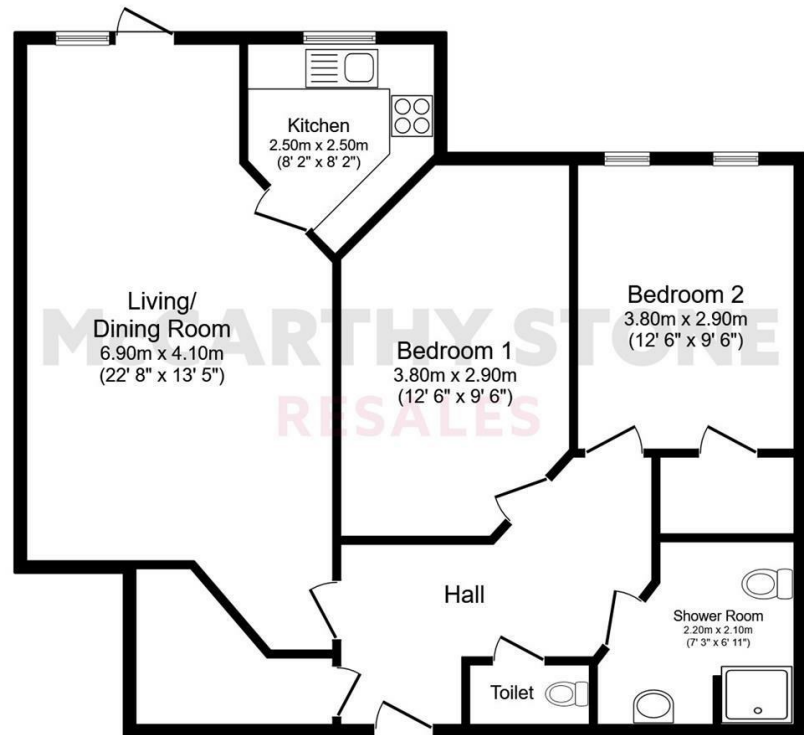


7 Llanthony Place

St. Ann Way, Gloucester, GL2 5GQ



Total floor area 82.3 sq.m. (886 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: B



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 £270,000 Leasehold

Spacious two bedroom Retirement Living PLUS apartment with BESPOKE CARE PACKAGES AVAILABLE. Set in the stunning Llanthony Place development with WATERSIDE LOCATION.

Call us on 0345 556 4104 to find out more.

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# Llanthony Place, St Ann Road,, 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 T unstall 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, bedrooms and shower room - plus separate cloakroom.

## Lounge/Diner

A good sized room with space for a study area in front of a large double glazed window with good views of the nearby Llanthony Priory and far reaching views beyond. Room for a small dining table and chairs. 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. The bedroom has a central ceiling light, TV and telephone point, plus a range of power sockets.

## Second Bedroom

Second double bedroom with large double glazed window and a very pleasant outlook. The bedroom has central ceiling light, TV and telephone point and raised power sockets.

## 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.

# 2 bed | £270,000

## Cloakroom

Convenient cloakroom consisting of WC, vanity unit, inset wash hand basin with illuminated and heated mirror over and wall mounted towel ring.

## 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. Curtains, blinds and light fittings will be included in the sale.

## Car Parking

This apartment comes with the benefit of a car parking space worth £10,000.

## 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 please contact your Property Consultant or Estate Manager.

Service charge: £12,195.57 per annum (for financial year ending 28/02/2025).

## Ground Rent

Ground rent: £510

Ground rent review: June 2034

## Additional Information & Services

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

