



McCARTHY STONE RESALES

18 CLEMENTINE COURT THE WHEATRIDGE, GLOUCESTER, GL4 4BG



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	81

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A WONDERFULLY presented one bedroom retirement apartment. Located on the FIRST FLOOR, the property boasts a JULIET BALCONY with SOUTH FACING views of Robinswood Hill. ALLOCATED PARKING SPACE INCLUDED. Bespoke plantation shutters fitted throughout the apartment.

ASKING PRICE £129,950 LEASEHOLD

For further details, please call **0345 556 4104**
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CLEMENTINE COURT, UPTON ST. LEONARDS, GLOUCESTER

SUMMARY

Clementine Court is a McCarthy Stone Retirement Living development built in 2008 and made up of 19 one and two bedroom apartments in two detached buildings.

Found on The Wheatridge, this development is an ideal place to spend an independent retirement in a very sort after residential location. Bus stop 400 yards, town centre 3 miles. A local doctor's surgery is also nearby.

New residents are accepted from 55 years of age.

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, security and a 24hr a day emergency call system.

ENTRANCE HALL

A front door with spy hole and letter box opens into the entrance hall. From the entrance hall you have a door to the storage cupboard which houses the Gledhill hot water boiler. Emergency speech module and pull-cord. Smoke detector. All other doors lead to shower room, bedroom, and living room. Emergency speech module and pull-cord. Wall mounted storage heater, access to loft via hatch.

OPEN PLAN LIVING ROOM/KITCHEN

Juliet balcony to the rear elevation with a

stunning view of the communal gardens and Robinswood Hill. There is also a further wall-mounted storage heater and a modern wall-mounted electric fire. Double-glazed windows with bespoke plantation shutters to both front and side elevations. Two ceiling light points. Sky TV and telephone points (connection fees may apply). Open plan kitchen off the lounge.

KITCHEN

The kitchen area has a range of matching wall and base units with laminate work surface over, incorporating a one bowl stainless steel sink and mixer tap, breakfast bar and space for dining table, integrated appliances to include an electric hob with extractor hood over, cooker, under counter fridge, under counter freezer, washer dryer, tiled splash backs, laminate flooring and a wall mounted convector heater.

SHOWER ROOM

Recently refurbished bathroom with a fully tiled floor, vanity unit wash hand basin with lever taps and mirror over. WC and level access shower cubicle with a shower screen. Heated towel rail, shaver point, wall heater and emergency pull-cord.

BEDROOM

Double-glazed window with bespoke plantation shutters to front elevation, wall-mounted convector heater, built-in wardrobe with mirrored doors with plenty of hanging and storage space. TV points.

1 BED | £129,950

SERVICE CHARGE (BREAKDOWN)

- 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 annual service charge is £3,393.02 for financial year ending 28/02/2025. 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 Concierge.

LEASE INFORMATION

Lease Length: 125 years from 2008
Ground rent: £225 per annum
Ground rent review: 1st Jan 2023

ADDITIONAL INFORMATION & SERVICES

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

