



Scudamore Place St Ann Way , Gloucester, GL2 5FU

£315,000



Murdock & Wasley Estate Agents are pleased to present this well-appointed two bedroom apartment within the popular McCarthy Stone development at Scudamore Place.

Designed exclusively for the over 60s, the property offers a secure and comfortable setting with the benefit of a homeowners' lounge, landscaped gardens, guest suite and the reassurance of a House Manager and 24-hour emergency call system.

The apartment itself is light, modern and finished to a high standard, with lift access and parking available. Conveniently positioned for local shops, amenities and transport links, Scudamore Place combines independence with a welcoming community atmosphere.

Early viewing is strongly recommended.



Communal Entrance Hallway

Approached via secure communal front door, lift & stairs to all floors.

Communal Lounge & Kitchen

Range of wall, base and drawer mounted units, laminate worksurfaces, anthracite sink and drainer with mixer tap over. Appliance points, power points, wall mounted heater, space for table and chairs, front aspect upvc double glazed windows, front aspect upvc double glazed french doors leading to garden.

Entrance Hall

Accessed via secure oak finish door, power points, illuminated lights switches, wall mounted dimplex radiator, camera entry system, smoke detector & intruder alarm, doors lead off:

Utility Cupboard

Power points, space for washer/dryer & pulsacoil waer heater.

Lounge / Dining Area

Television point, data point, power points, wall mounted dimplex radiator, space for dining table, front aspect upvc double glazed door leading to balcony. Door leads off:

Kitchen

Range of wall, base and drawer mounted units, laminate worksurfaces, anthracite sink and drainer with mixer tap over, waist level electric oven, four ring ceramic hob with extractor hood over. Appliance points, power points. Integral fridge freezer, front aspect upvc double glazed window,

Bedroom One

Television point, data point, power points, wall mounted dimplex radiator, illuminated light switch, door to walk in wardrobe, front aspect ceiling to floor upvc double glazed window. Door leads off:

En Suite

Suite comprising double step cubicle with shower over, low level wc, wall mounted wash hand basin with storage below and mixer tap over, inset ceiling spotlights, tiled walls, wall mounted illuminated vanity mirror, wall mounted heated towel rail, tiled flooring.

Bedroom Two

Television point, data point, power points, wall mounted dimplex radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, double step in cubicle with shower over, wall mounted wash hand basin with mixer tap over and storage below, wall mounted vanity units, wall mounted heated towel rail, partly tiled walls, tiled flooring.

Balcony

Space for table & chairs with open views to Llanthoney Priory Grounds.

Parking

One allocated parking space.

Outside

Access to communal gardens to side and rear, cycle and scooter store.

Tenure & Charges

Leasehold

Service Charge: £411.81 pcm. (Water bill included)

Ground Rent: £495.00 pa.

Services

Mains water, electricity and drainage.

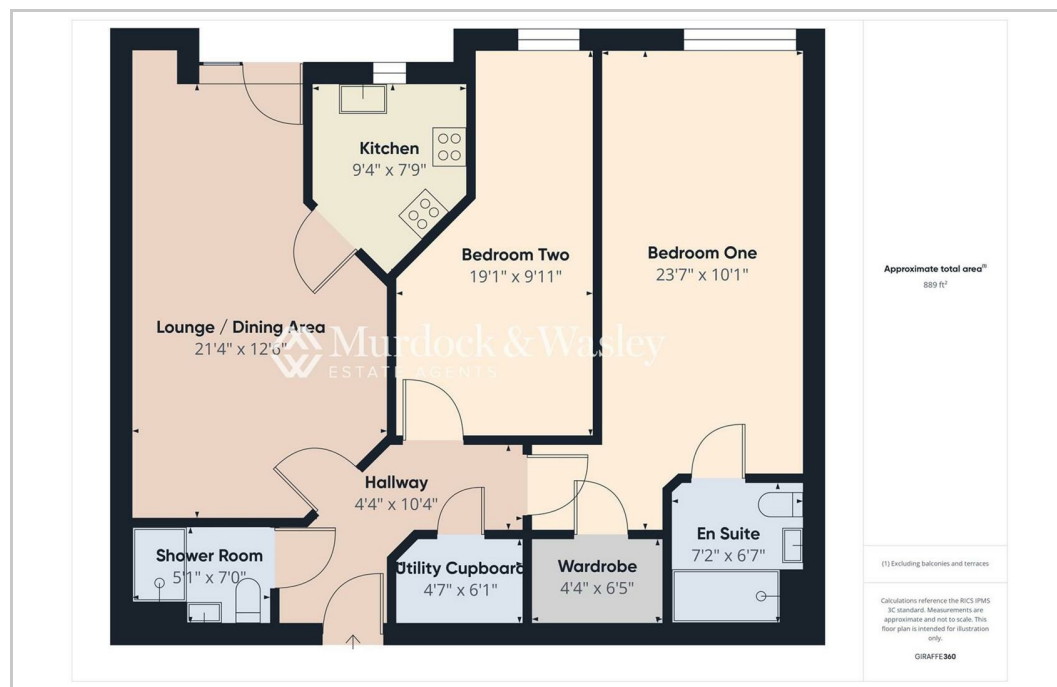
Local Authority

Gloucester City Council

Tax Band: C

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

