



R B WALTERS ESTATE AGENTS

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Llanthony Place, St Ann Way, Gloucester, GL2 5GQ.

Private living with a sense of community for the over 70's can be found in this beautifully presented retirement apartment offering spacious accommodation with lovely views from both bedrooms and the living area towards Llanthony Secunda Priory and the surrounding grounds. An allocated parking space is included within the sale and this property is ideal for anyone looking to downsize to a convenient and secure position close to the town. This first floor apartment was completed in 2020 and has 8 years remaining on the NHBC guarantee. Offered for sale with no onward chain the accommodation is exceptionally well presented and provides good size living space with two double bedrooms, walk in shower room and separate

Over 70's Retirement Apartment

Only 2 Years Old

Two Double Bedrooms

Allocated Parking Space

Residents Lounge and Bistro Restaurant

Communal Gardens

Canal Side Setting

Close to Gloucester Quays, Docks and Sainsburys

Shower Room and Cloakroom

Chain Free

£175,000

The Property

This first floor apartment was completed in 2020 and has 8 years remaining on the NHBC guarantee. Offered for sale with no onward chain the accommodation is exceptionally well presented and provides good size living space with two double bedrooms, walk in shower room and separate cloakroom.

Facilities

The bistro serves an excellent menu of good quality food which is subsidised through the management charges and there is a resident's lounge, secure mobility storage, bin stores, laundry room and a guest suite which can be reserved for £25 per night. Owners are also able to reserve guest suites in other McCarthy Stone developments around the UK for the same cost.

Location

Situated alongside the waterway a level stroll along the canal path will take you to Gloucester Quays outlet centre and The Docks where you will find a wide range of restaurants and bars and the monthly outdoor market. The town centre is a little further away with a wide range of high street stores spread amongst indoor and outdoor shopping. Sainsburys supermarket is located across the road and can be accessed via the canal path.

The nearest bus stop is a couple of hundred yards from the development and provides a regular service to the city centre, train station and neighbouring Spa town of Cheltenham.

Lease Information

The lease commenced in 2020 for a period of 999 years. The current ground rent is £510 per annum which is due for review in June 2034 and the maintenance charge up to March 2023 is £11424.89 per annum. Included within this is 24-hour staffing, 1 hour per week of domestic assistance, exterior window cleaning, water rates, 24 hour emergency call, buildings insurance, subsidised food at the bistro, cleaning of all communal hallways and residents lounge, upkeep of building and grounds.

Entrance Hall

Living Room 29' 3" x 10' 6" (8.91m x 3.20m)

Kitchen 8' 0" x 5' 11" (2.44m x 1.80m)

Bedroom 17' 7" x 9' 6" (5.36m x 2.89m)

Bedroom 12' 7" x 8' 7" (3.83m x 2.61m)

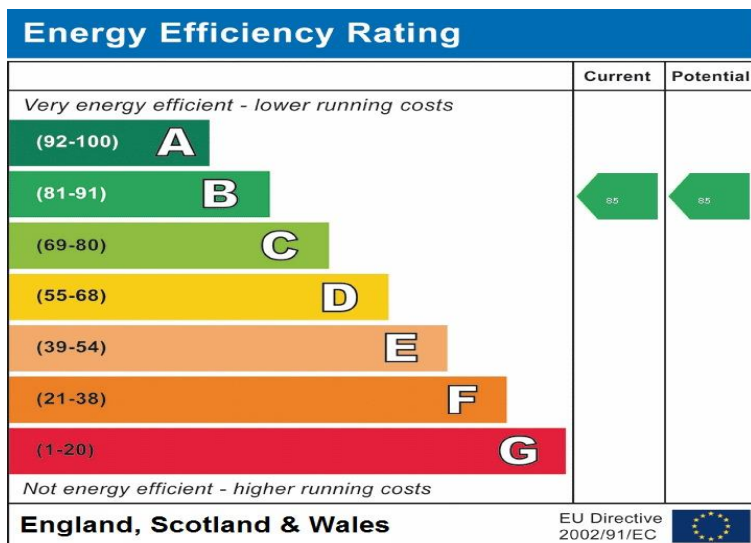
Shower Room

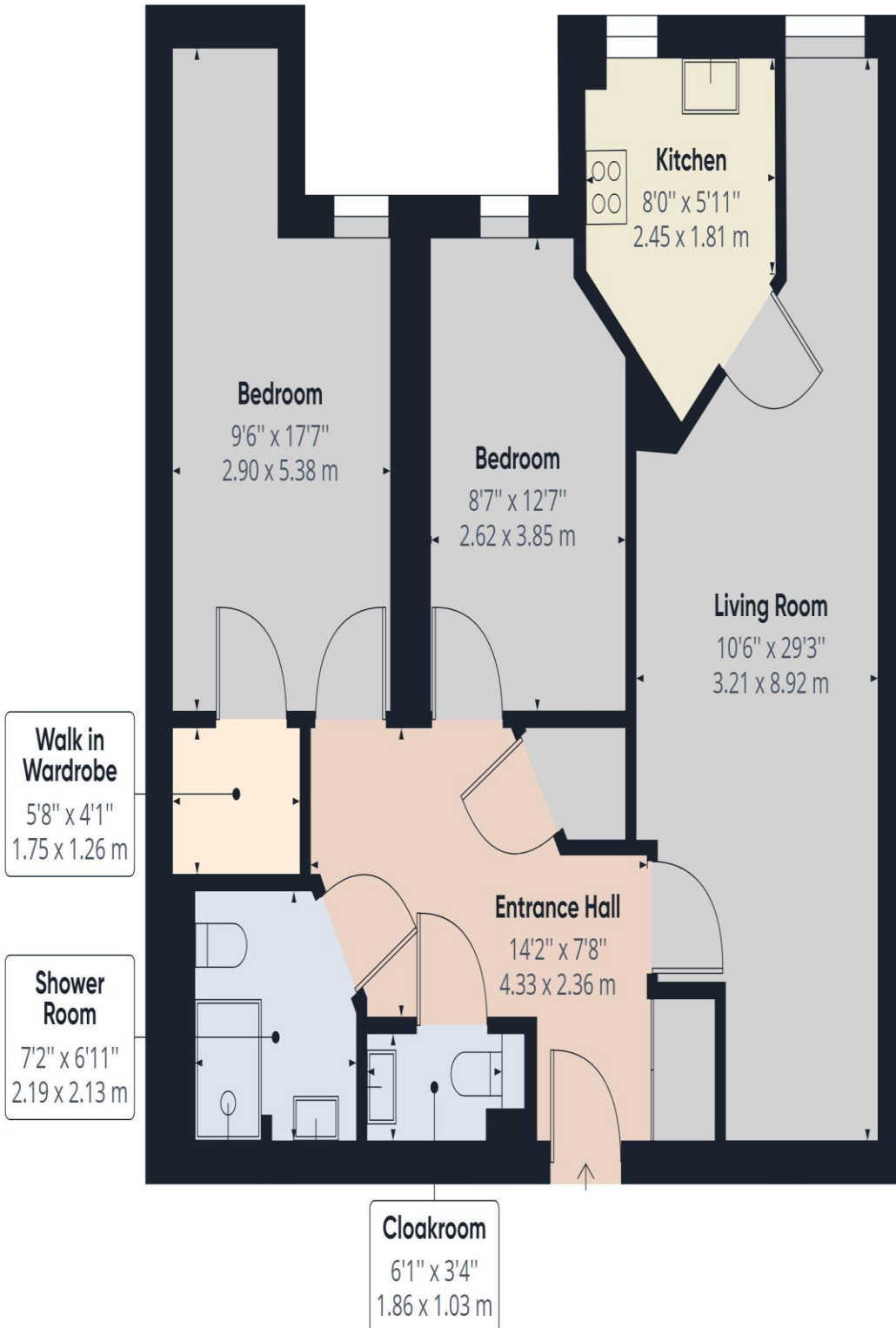
Cloakroom

OUTSIDE

Allocated Parking Space

Communal Gardens





Approximate total area⁽¹⁾

777.87 ft²

72.27 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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