



**R B WALTERS**  
ESTATE AGENTS



*Llanthony Place, Gloucester,  
Gloucestershire, GL2 5GQ*

*£175,000*



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 5 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.

The on site 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.

The lease commenced in 2020 for a period of 999 years. The current ground rent is £431 per annum which is due for review in June 2034 and the maintenance charge up to March 2025 is £9378.26 per annum or £781.52 per month. 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 the gardens 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<sup>(1)</sup>

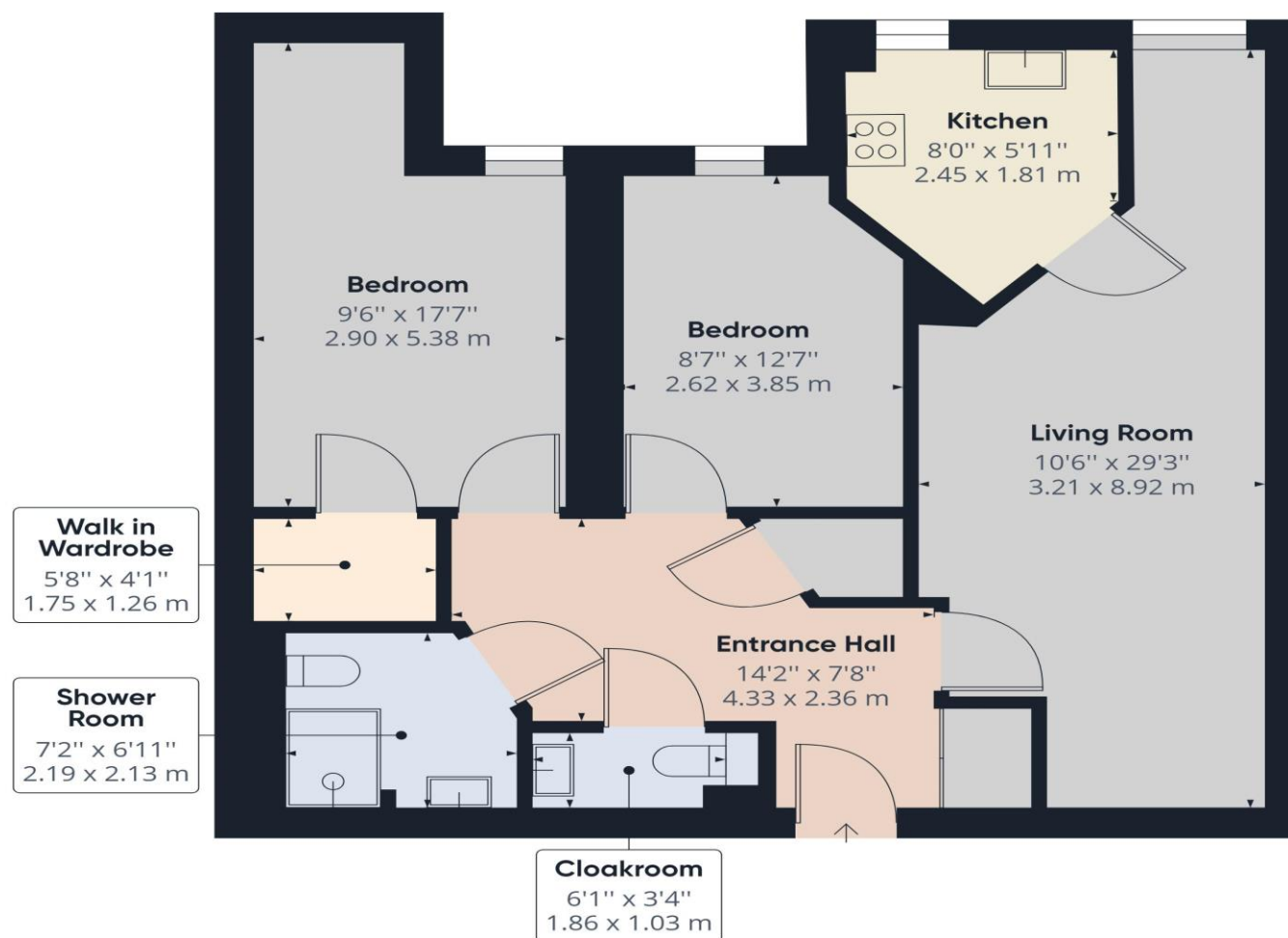
777.87 ft<sup>2</sup>

72.27 m<sup>2</sup>

(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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