



R B WALTERS ESTATE AGENTS

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

Private living with a sense of community can be found in this beautifully presented top floor 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 for a convenient and secure position close to the town.

**Management Charges Paid for 1 Year**

**Beautifully Presented**

**Allocated Parking**

**Communal Gardens**

**Communal Lounge and Guest Suite**

**Top Floor Flat with Lift Access - Over 70's**

**Two Double Bedrooms**

**Shower Room and Cloakroom**

**1 Hour of Domestic Assistance Per Week**

**Subsidised Bistro Restaurant**

**Offers in the Region Of £250,000**

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

## Offers in the Region Of £250,000

### The Property

Walking in to this top floor apartment you cannot fail to be impressed as you immediately step into a spacious entrance hall and look towards the large living room where there is a superb hand crafted display cabinet extending almost the full length of the room and built by James Williams, Cheltenham Bespoke Carpenter. The wider than average dining area at the end has fabulous views towards the priory and the whole property has been tastefully furnished to provide a sense of quality and ambience throughout.

The two double bedrooms are generous in size and there is a main shower room and separate cloakroom as well as walk in storage and airing cupboard whilst all windows are fitted with bespoke shutters by Bella Blinds and Shutters.

Built by McCarthy Stone in 2020 the communal gardens are well maintained and provide an attractive area from which to sit and relax and there is an allocated parking space included.

### 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 2024 is £11424.89 per annum or £952 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

### Cloakroom

**Living Room** 22' 4" x 13' 3" (6.80m x 4.04m)

**Kitchen** 8' 1" x 5' 10" (2.46m x 1.78m)

**Bedroom** 15' 9" x 10' 1" (4.80m x 3.07m)

**Bedroom** 12' 7" x 10' 3" (3.83m x 3.12m)

**Shower Room** 7' 0" x 6' 11" (2.13m x 2.11m)

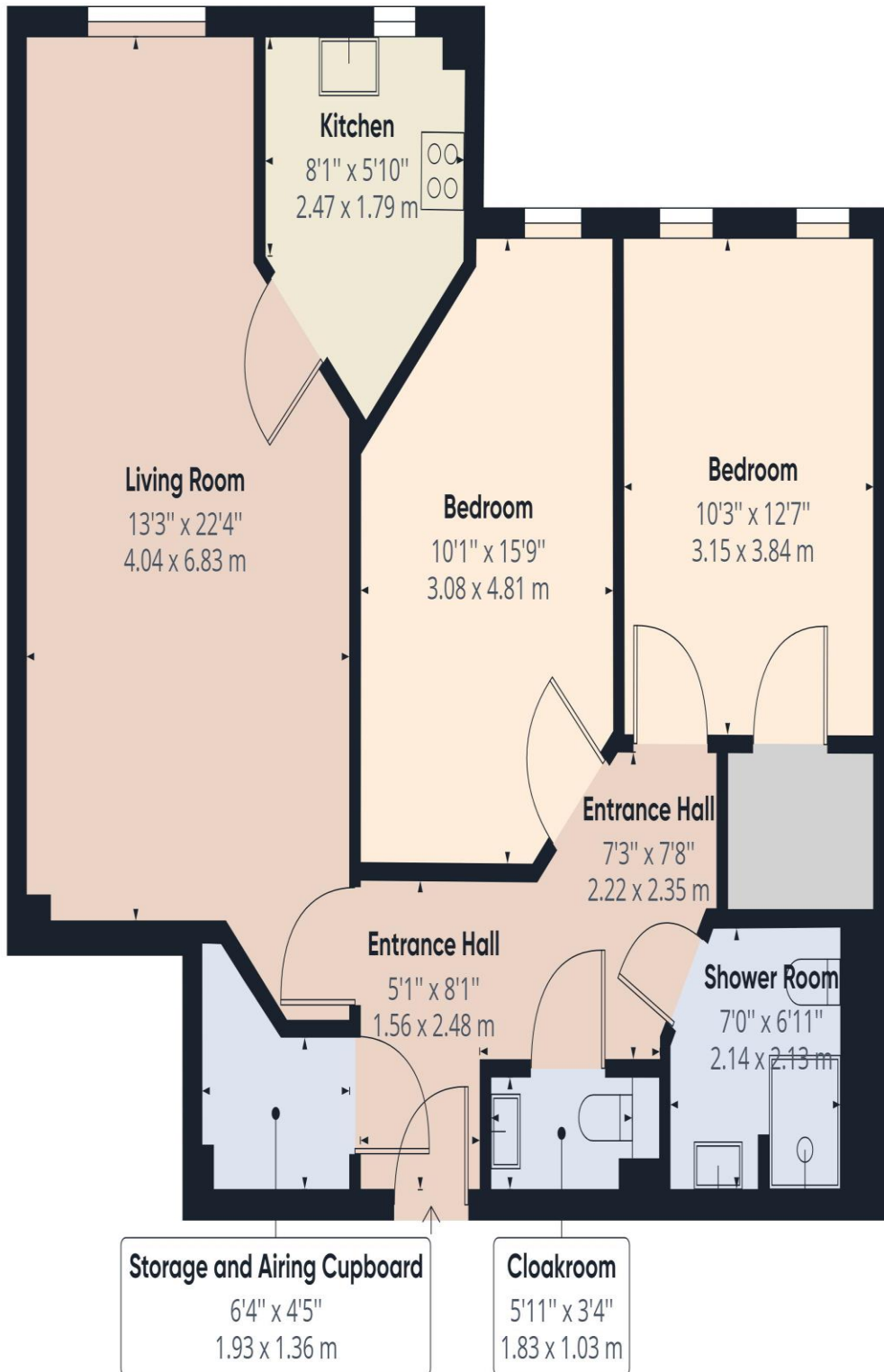
### OUTSIDE

### Allocated Parking Space

### Communal Gardens

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Approximate total area<sup>(1)</sup>

845.71 ft<sup>2</sup>

78.57 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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