



R B WALTERS ESTATE AGENTS

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

Use This Section to Write Your Personal Property Notes -

Stunning Water Views

Over 70's Apartment

Communal Gardens

Double Bedroom

Fitted Kitchen

Private Balcony

Top Floor with Lift Access

Residents Lounge

Walk in Wardrobe

Emergency Assistance

Offers in the Region Of £180,000

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

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Top floor flat for the over70's with private balcony and stunning water views and offered for sale chain.

This one bedroom flat is just a few years old and offers an extremely convenient position within walking distance of shops, restaurants and supermarkets. There is lift and stair access to the top floor and the private balcony situated off the living room enjoys 180 degree views along the canal. There is a fitted kitchen with fridge/freezer, oven and dishwasher, good size bedroom with walk in wardrobe, large airing cupboard and walk in wet room.

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.

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 £8779.49 per annum or £731.62 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 22' 2" x 10' 4" (6.75m x 3.15m)

Balcony 8' 10" x 7' 9" (2.69m x 2.36m)

Kitchen 9' 11" x 8' 1" (3.02m x 2.46m)

Bedroom 13' 5" x 10' 3" (4.09m x 3.12m)


Walk In Wardrobe 6' 1" x 3' 5" (1.85m x 1.04m)

Shower Room 7' 2" x 6' 11" (2.18m x 2.11m)

OUTSIDE

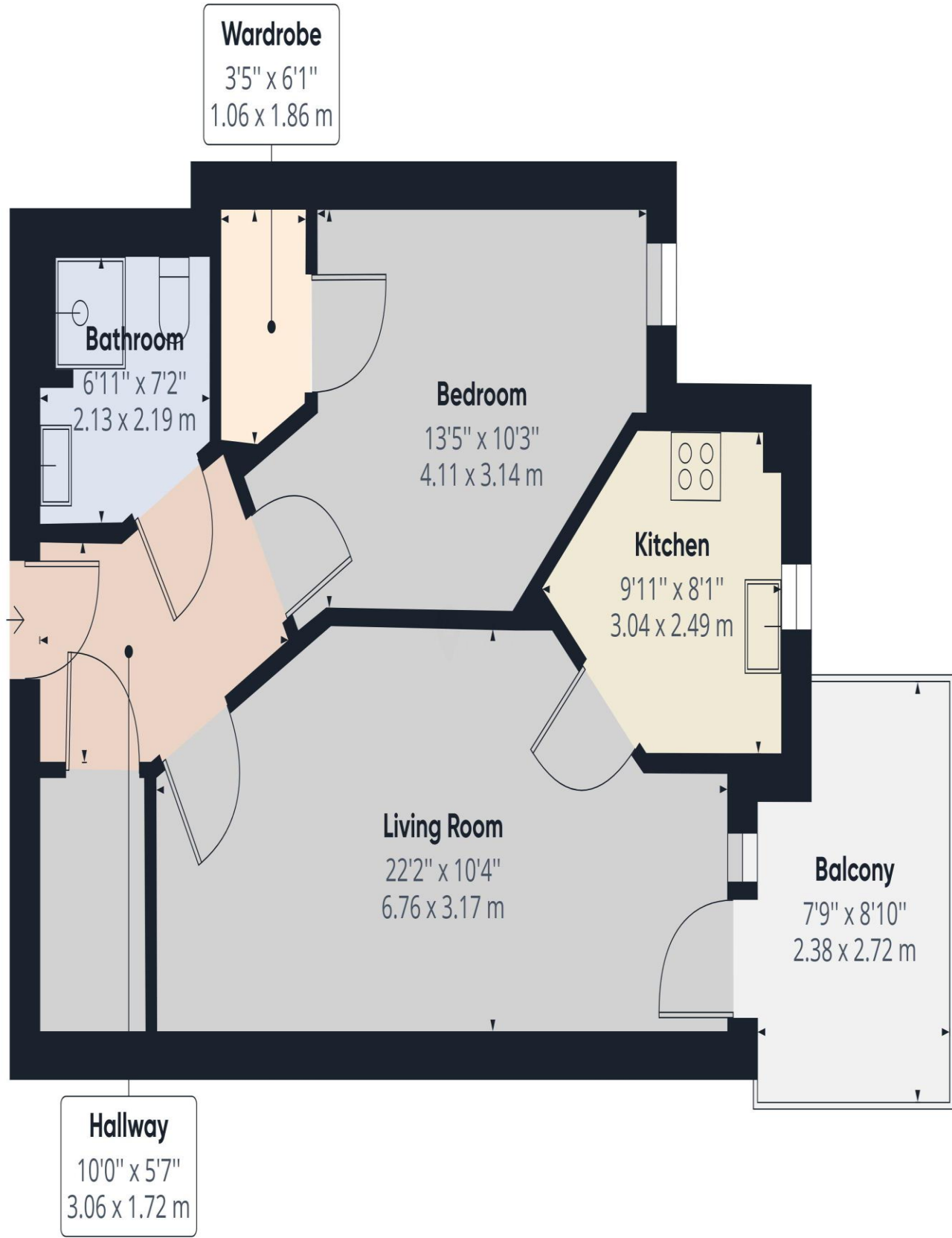
Communal Gardens

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Approximate total area⁽¹⁾
555.02 ft²
51.56 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.