



R B WALTERS ESTATE AGENTS

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## Scudamore Place, St Ann Way, Gloucester, GL2 5FU.

Use This Section to Record Your Own Personal Property Notes -

**Retirement Apartment**

**Lift Access**

**Two Bathrooms**

**Balcony**

**Residents Lounge**

**Two Double Bedrooms**

**Allocated Parking**

**Spacious Lounge**

**Communal Gardens**

**Guest Suite Available**

**£315,000**

# Scudamore Place, St Ann Way, Gloucester, GL2 5FU.

£315,000

Available to persons over 60 this beautiful first floor apartment has private balcony and is located just a short walk to Gloucester Quays and the historic docks.

If you are considering downsizing with the idea of creating more time to do the things you enjoy then this modern apartment in a gated development for the over 60's may be perfect. The importance of community living is enhanced by the fantastic interior designed communal lounge which opens onto landscaped gardens complete with tables and parasols and a guest suite that is available for pre booking.

Constructed in 2020 by award winning builder McCarthy Stone who specialise in retirement properties the accommodation is spacious and extremely well presented with a good size living room, fitted kitchen, two generous bedrooms, the master having en suite shower and a large walk in wardrobe and a separate shower room. There is a utility/airing cupboard with Bosch washer/dryer, 24/7 call system and secure video entry.

## Lease Information

The lease commenced in 2021 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 from 1st March 2023 is £4200 per annum or £350 per month. The lease includes maintenance, window cleaning and cleaning of all communal areas and hallways and provision of a Duty Manager.

## Services

Electric Heating  
Mains Electric  
Mains Water (included within service charge)  
Mains Drainage (included within service charge)  
Ultrafast Fibre Broadband Available  
Step Free Living and Access

## Entrance Hall

## Laundry Room

**Living Room** 21' 5" x 12' 7" (6.52m x 3.83m)

**Private Balcony** 18' 3" x 4' 9" (5.56m x 1.45m)

**Kitchen** 9' 7" x 7' 10" (2.92m x 2.39m)

**Bedroom** 23' 8" x 10' 1" (7.21m x 3.07m)

**Walk in Wardrobe**

**En Suite Shower Room**

**Bedroom** 19' 0" x 9' 10" (5.79m x 2.99m)


**Shower Room**

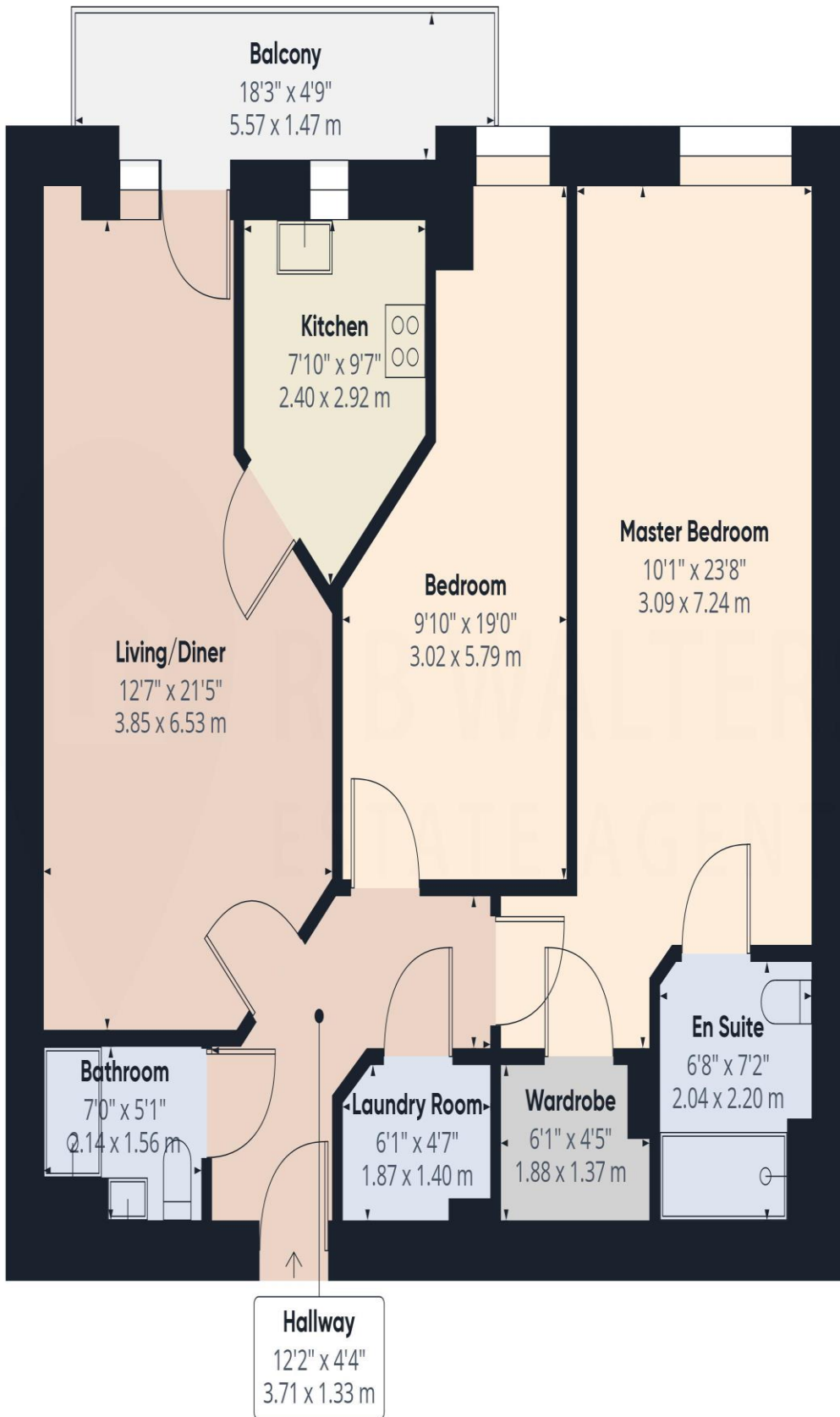
**OUTSIDE**

**Allocated Parking**

**Communal Gardens**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(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>

891.25 ft<sup>2</sup>

82.8 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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