



R B WALTERS ESTATE AGENTS

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Clementine Court, The Wheatridge, Gloucester, GL4 4BG.

Use This Section to Record Your Own Personal Property Notes -

Over 55's Retirement Apartment

One Bedroom

Refitted Bathroom

24 Hour Emergency Call

Allocated Parking

Very Well Presented

Communal Gardens

Spacious Living Room

£120,000

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£120,000

Spacious and well presented first floor flat available to anyone over 55 years of age and having allocated parking and communal gardens.

This property is ready to move in to with a bright clean decoration and a peaceful location towards the end of the Wheatridge in this McCarthy Stone development which was built in 2008. Suitable to anyone over the age of 55 the accommodation is spacious with a good size double bedroom, bathroom and a large open plan living room and fitted kitchen complete with integrated fridge, freezer, oven and washing machine. Outside there are communal gardens and an allocated parking space.

The Wheatridge is an attractive and quiet no through road located off of Painswick Road where there is a regular bus service to the city centre and train station. A local convenience store, doctors and petrol station are all within close proximity whilst the city centre itself is about two miles away.

Lease Details

The lease was issued in 2008 for a period of 125 years so has 109 years remaining. The annual service charge is £3393.02 for the year ending February 2025 and includes water rates, upkeep of communal gardens and repairs to internal communal areas, 24 hour emergency call system. The annual ground rent is £386.51 and is due to be reviewed in January 2038.

Services

Mains Electric
Mains Water (metered and included within the service charge)
Mains Drainage
Superfast Fibre Broadband Available

Entrance Hall

Living Room/Kitchen 25' 8" x 10' 6" (7.82m x 3.20m)

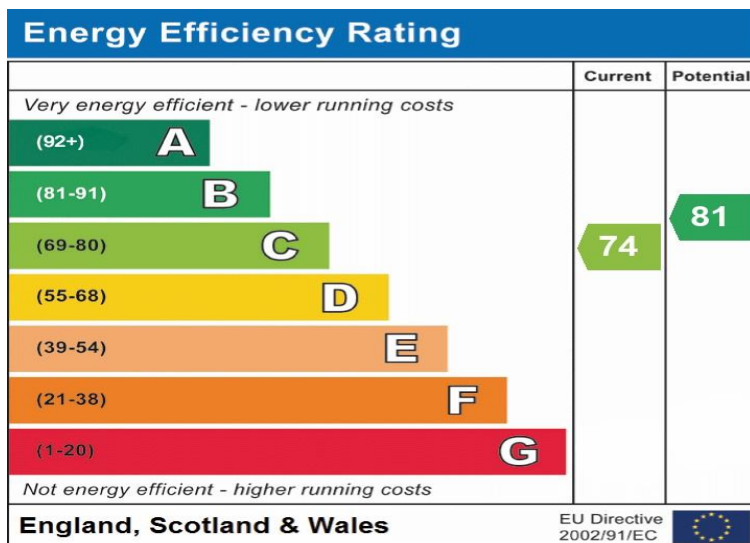
Bedroom 13' 4" x 9' 11" (4.06m x 3.02m)

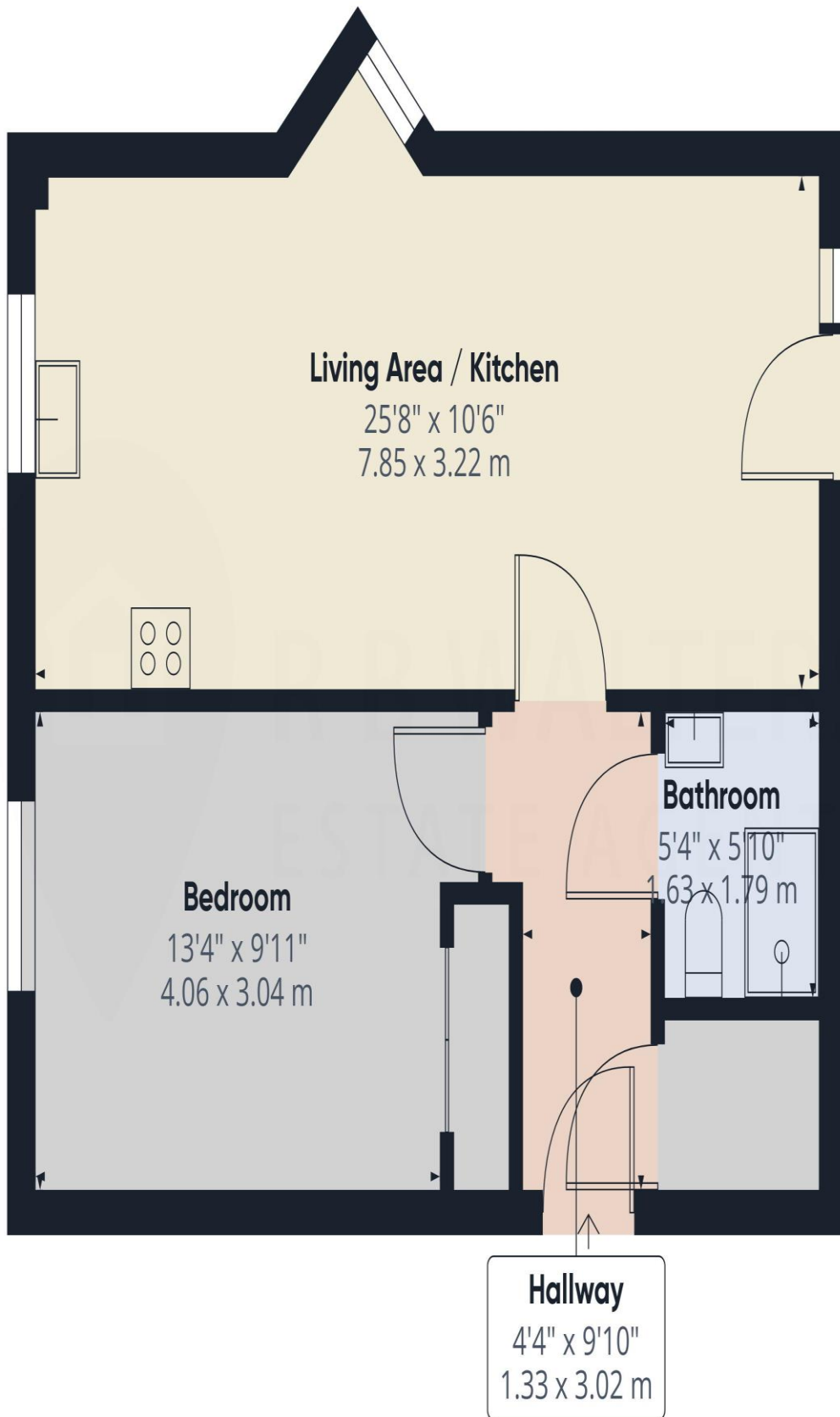
Bathroom

OUTSIDE

Allocated Parking

Communal Gardens





Approximate total area⁽¹⁾

529.59 ft²

49.2 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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