



R B WALTERS
ESTATE AGENTS



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

£250,000

Spacious, top floor retirement apartment with lift access which is beautifully presented and comes with an allocated parking space and is available to anyone over 70.

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.

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.

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 and 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.

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

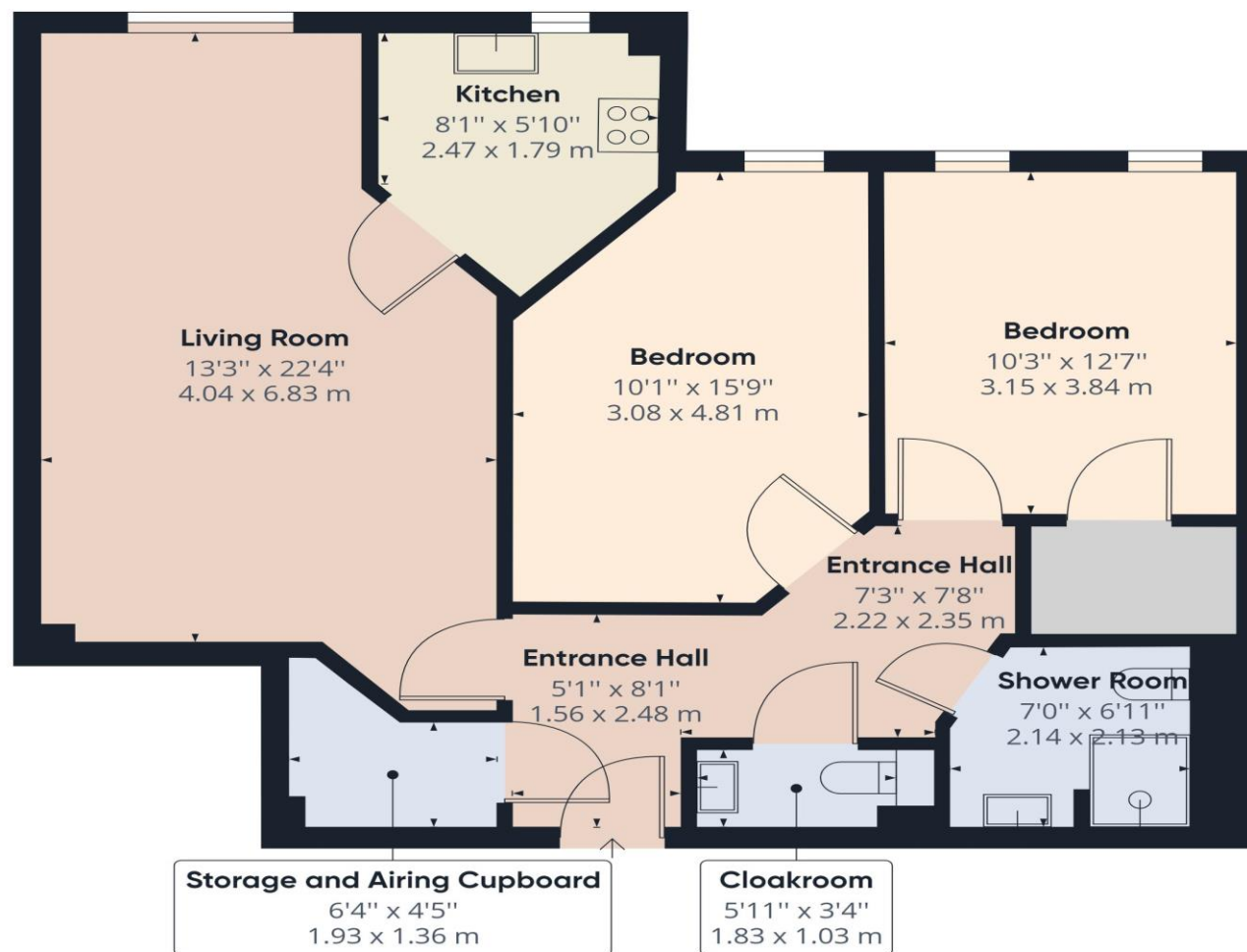




Allocated Parking Space

Communal Gardens





Approximate total area⁽¹⁾

845.71 ft²

78.57 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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