

9 Rushy Mews

New Barn Avenue, Cheltenham, Gloucestershire, GL52 3LY



**PRICE: Offers in Excess of
£63,000**

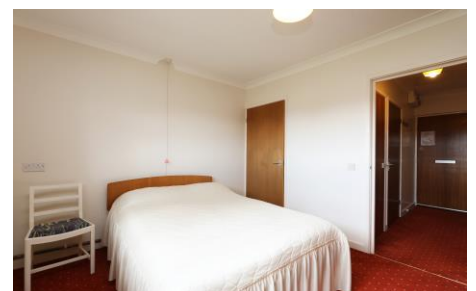
Lease: 99 YEARS FROM 1987

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR Rushy Mews in Cheltenham is a purpose-built development managed on the residents' behalf by Anchor. It comprises 26 properties arranged over 3 floors. At Rushy Mews you can live your life to the full, secure in the knowledge that there is an estate manager. They will be on hand to make sure the estate you live in is safe and welcoming. And for additional peace of mind, you'll be linked to a 24-hour emergency alarm call service should you need it. It is a condition of purchase that residents be over the age of 55 years.

24-hour emergency alarm call service
Guest Room
Lift
Minimum Age 55
Laundry Room and Communal facilities

Resident Estate Manager
Views to Cleeve Hill
Sinking fund 1.85% per year of ownership
Lease 99 years from 1987



**For more details or to make an appointment to view, please contact
Rachel Hazell**

Floor Plan

Approx. 40.5 sq. metres (435.5 sq. feet)



Total area: approx. 40.5 sq. metres (435.5 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	47
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

01/04/2023

Annual Ground Rent:

£0.00

Ground Rent Period Review:

TBC

Annual Service Charge:

£193.26 per calendar month

Council Tax Band:

A

Event Fees:

0% Transfer

Sinking fund 1.85% based on

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.