

23 Lefroy Court

Talbot Road, Cheltenham, Gloucestershire, GL51 6QA



PRICE: Guide Price £104,950

Lease: 125 years from 2003

Property Description:

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Lefroy Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 56 properties arranged over 3 floors each served by lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency.

For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. At the junction of Talbot Road and Lansdown Road there are bus stops for frequent busses to both central Cheltenham and Gloucester. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

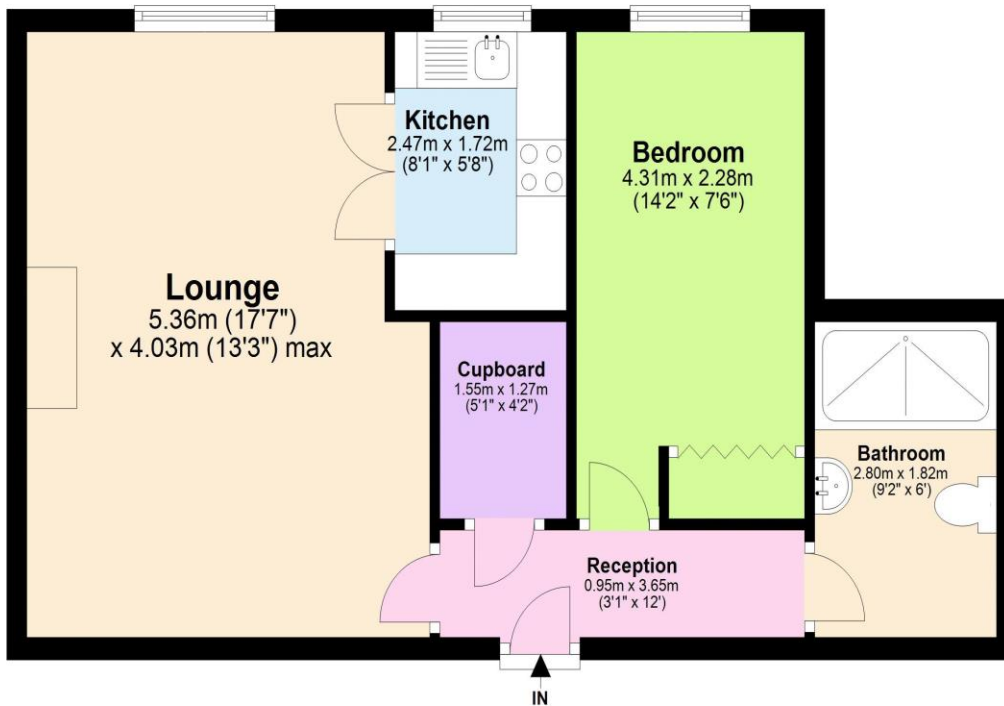
- Residents' lounge with kitchen
- Communal Laundry facilities
- 24 hour emergency Appello call system
- Lift to all floors
- Guest Suite & Luggage Store
- Nearby bus stops for Cheltenham and Gloucester
- Development Manager
- Minimum Age 55
- Lease: 125 years from 2003



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

Flat

Approx. 46.9 sq. metres (504.6 sq. feet)



Total area: approx. 46.9 sq. metres (504.6 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	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£385.00

Ground Rent Period Review:

2026

Annual Service Charge:

£2,931.48

Council Tax Band:

B

Event Fees:

1 Transfer

1 Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



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.