

## 32 Lefroy Court

Talbot Road, Cheltenham, Gloucestershire, GL51 6QA



**PRICE: £115,000**

**Lease: 125 years from 2003**

### Property Description:

#### **A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH VIEWS OF THE PLAYING FIELDS**

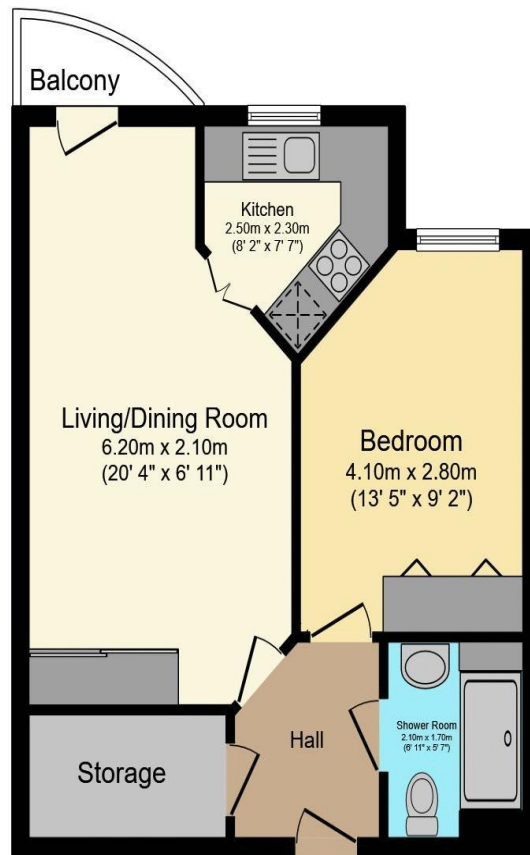
Lefroy Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 56 properties arranged over 3 floors each served by lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency.

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/shower room. 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**



Total floor area 45.1 sq.m. (485 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	87
(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>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**For Financial Year Ending:**

**31/08/2024**

**Annual Ground Rent:**

**£385.00**

**Ground Rent Period Review:**

**2026**

**Annual Service Charge:**

**£2793.16**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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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.