

14 Regency Gardens

Sandford Road, Cheltenham, Gloucestershire, GL53 7AJ



PRICE: £105,000

Lease: 125 years from 1989

Property Description:

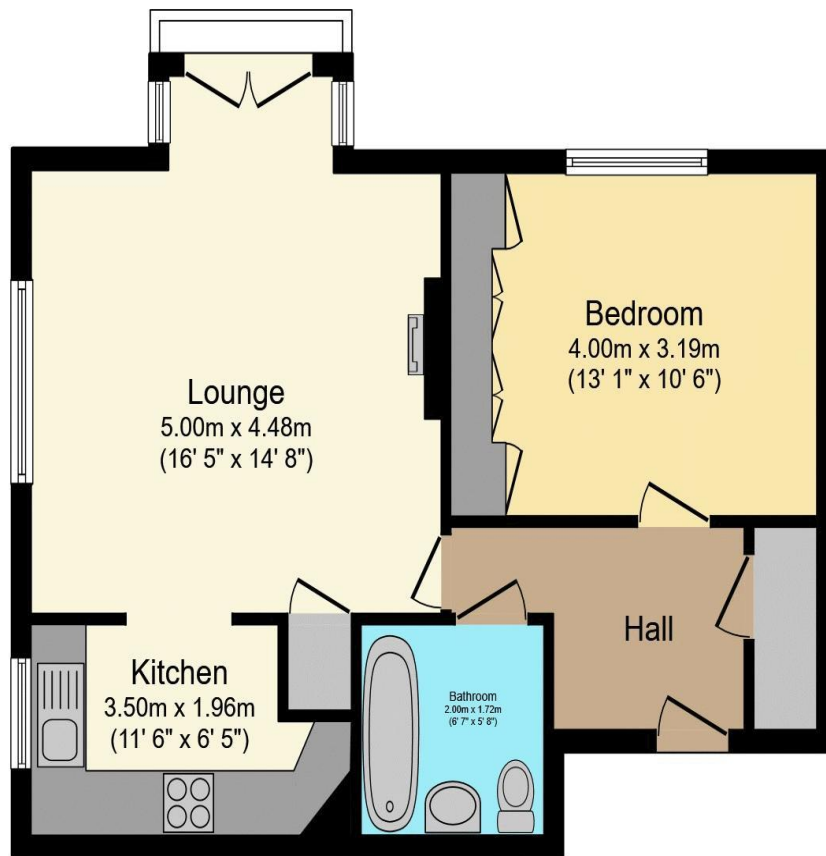
A SOUTH FACING ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIETTE BALCONY Regency Gardens in Cheltenham is a purpose-built development managed on the residents' behalf by Anchor Hanover Group. It comprises 23 properties arranged over 3 floors. At Regency Gardens you can live your life to the 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 male residents be over the age of 65 years, and females 60 years.

24-hour emergency alarm call service
Guest room
Minimum Age 60
Visiting Estate Manager
Communal Gardens

Un allocated parking
Lease 125 YEARS FROM 1989
Service Charge £2,921.88 Ground Rent
£0.00
Exit Fee 1% per year of ownership



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



Total floor area 51.6 m² (555 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+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For Financial Year Ending:

30.04.25

Annual Ground Rent:

£0.00

Ground Rent Period Review:

N/A

Annual Service Charge:

£2,921.88

Council Tax Band:

B

Event Fees:

0.00 Transfer

1% per year of ownership

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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.