

116 Castlemeads Court

143 Westgate Street, Gloucester, Gloucestershire, GL1 2PA



PRICE: £120,000

Lease: 125 years from 1998

Property Description:

A FOURTH FLOOR ONE BEDROOM RETIREMENT APARTMENT

Castlemeads Court is well positioned in a convenient city centre location within proximity of the city centre shops. It is well located for the pedestrianised shopping area of Westgate Street with a range of traditional shops and High Street names. Castlemeads Court was constructed by McCarthy & Stone (Developments) Ltd in 2002 over 3 phases and comprises 124 properties arranged over 5 floors. The 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 response system. 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
- Communal Laundry
- 24 hour emergency Appello system
- Door entry system
- Minimum Age 55
- Guest suite
- Shared Secure Parking
- Development Manager
- Lease 125 years from 1998



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



Total floor area 70.5 m² (759 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	80	81
(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	

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For Financial Year Ending:

31/8/2025

Annual Ground Rent:

£602.56

Ground Rent Period Review:

2042

Annual Service Charge:

£2,631.10

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.