

## 87 Castlemeads Court

143 Westgate Street, Gloucester, Gloucestershire, GL1 2PA



**PRICE: Offers in the region of £85,000**      **Lease: 125 years from 1998**

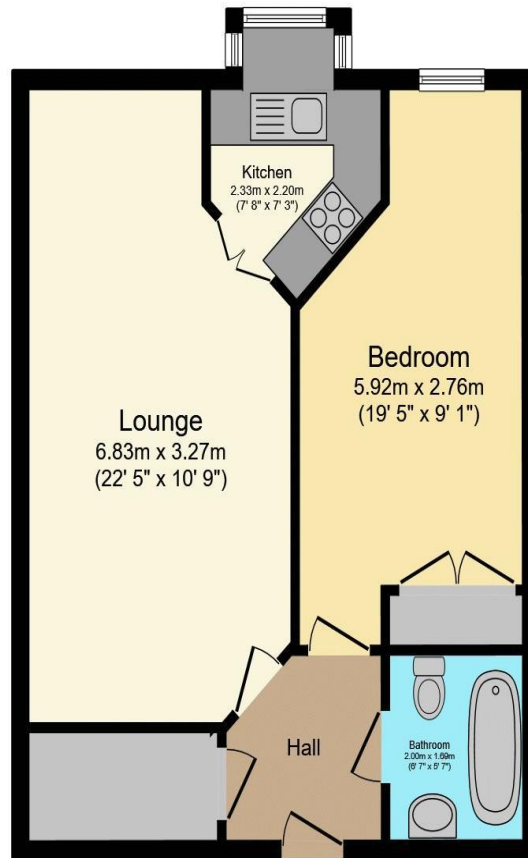
A THIRD FLOOR ONE BEDROOM RETIREMENT APARTMENT Castlemeads Court is well positioned in a convenient city centre location within proximity of the city centre shops. It is well located for the pedestrianised shopping area of Westgate Street with a range of traditional shops and High Street names. Castlemeads 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 51.4 m<sup>2</sup> (553 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+) <b>A</b>		
(81-91) <b>B</b>	86	86
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**For Financial Year Ending:**

**31/08/25**

**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.