

15 Park Gate

Park Place, Cheltenham, Gloucestershire, GL50 2QE



PRICE: £160,000

Lease: 125 years from 1992

Property Description:

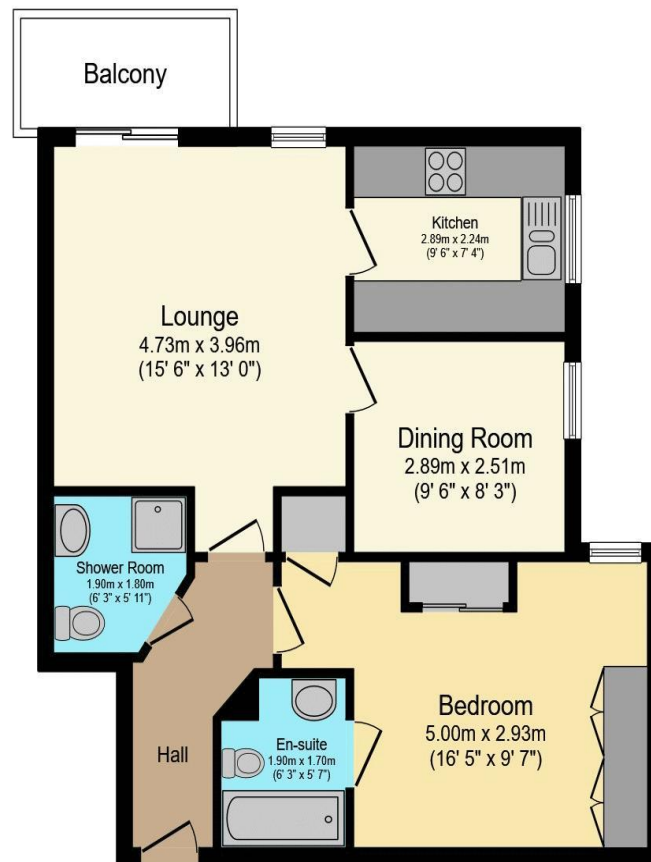
UPPER GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT WITH BALCONY AND EN-SUITE TO MAIN BEDROOM - ALLOCATED PARKING SPACE Park Gate is located close to the Bath Road amenities. The development comprises 3 cottages and 29 apartments arranged over 4 floors. The Visiting Development Manager can be contacted 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. The apartments are serviced by lifts. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and a 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.

Development Manager
Communal Lounge, Library and Garden
Minimum Age 55
Lift access for flats
Secure Allocated Underground Parking

Guest Suite
24 hour emergency Appello call system
Lease 125 years from 1992



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



Total floor area 58.3 m² (628 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		79
(55-68) D	57	
(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:

31/03/2026

Annual Ground Rent:

£Tbc

Ground Rent Period Review:

Tbc

Annual Service Charge:

£4,041.91

Council Tax Band:

C

Event Fees:

0% Transfer

0.25% 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.