

3 Regency Gardens

Sandford Road, Cheltenham, Gloucestershire, GL53 7AJ



PRICE: Guide Price £100,000

Lease: 125 years from 1989

Property Description:

A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO DOOR TO REAR GARDENS 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

Exit Fee 1% per year of ownership

Visiting Estate Manager
Un allocated Parking
Communal grounds
Lease 125 years from 1989



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



Total floor area 41.1 m² (442 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	74	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	
www.EPC4U.COM		

For Financial Year Ending:

30/4/25

Annual Ground Rent:

£0.00

Ground Rent Period Review:

N/A

Annual Service Charge:

£243.49 PER MONTH

Council Tax Band:

B

Event Fees:

0.00 Transfer

1% per year of ownership

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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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.