

15 St Michaels Court

62 Cheltenham Road, Cheltenham, Gloucestershire, GL52 8NH



PRICE: £95,000

Lease: 117

Property Description:

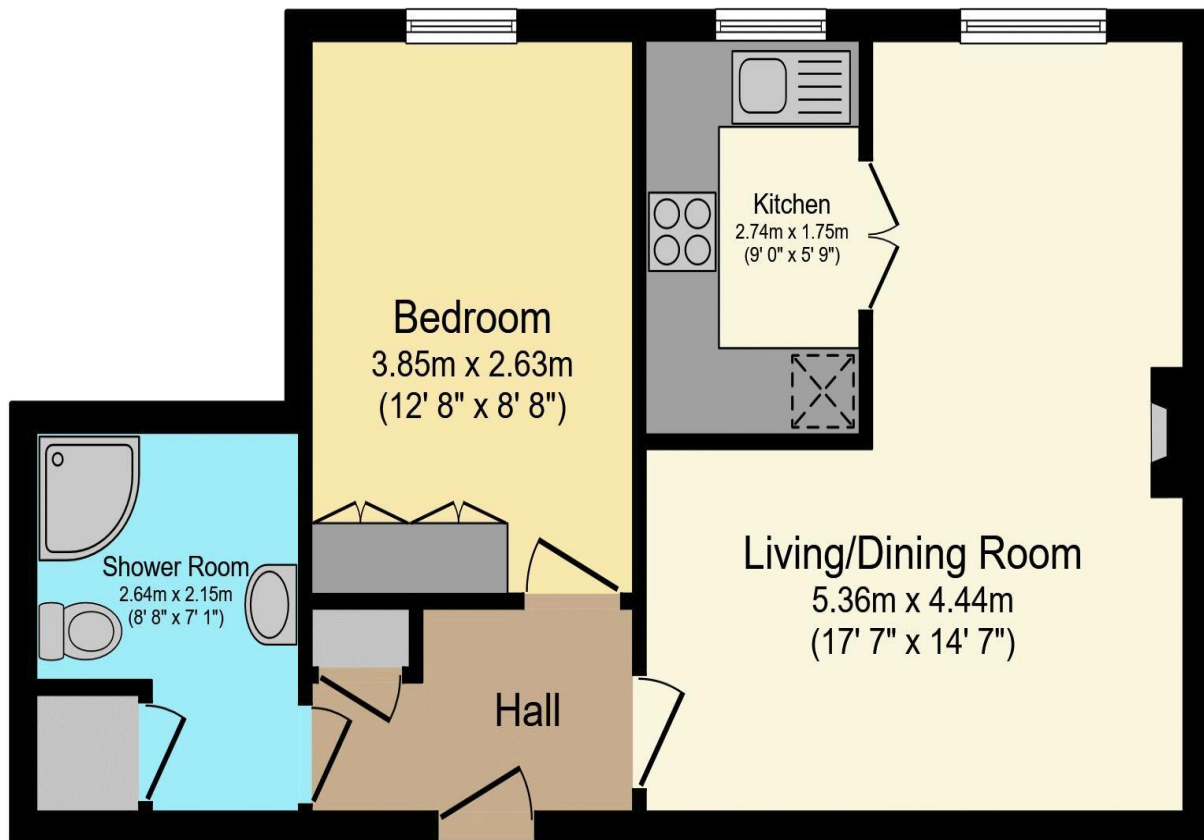
A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT St Michaels Court was built by McCarthy & Stone and consists of 33 apartments arranged over three floors each served by a lift. The development is convenient for access to the local shops and amenities. The apartments consist of one or two bedrooms, entrance hall, lounge/dining room, fitted kitchen and bathroom. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. It is a condition of purchase that residents be over the age of 60 years, or in the case of a couple, one over 60 and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge
Guest suite
Minimum Age 60
Emergency call system
Refuse Room

Communal gardens
Laundry room
Car Park
Landscaped gardens



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



Total floor area 44.2 sq.m. (476 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

28/2/26

Annual Ground Rent:

£395.00

Ground Rent Period Review:

2006

Annual Service Charge:

£3,498.60

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.