

## 53 Gheluvelt Court

Brook Street, Worcester, Worcestershire, WR1 1JB



**PRICE: £90,000**

**Lease: 125 years from 1995**

### Property Description:

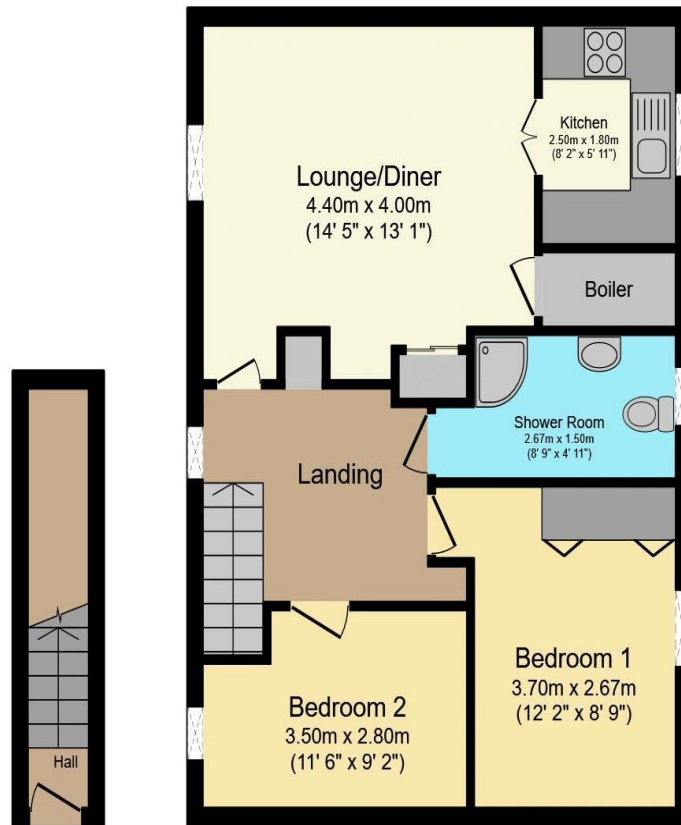
A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR IN A SEPARATE BLOCK OF FOUR FLATS BENEFITING FROM OWN ENTRANCE AND STAIRLIFT. Gheluvelt Court is ideally situated opposite Gheluvelt Park with walks leading down to the River. Benefiting from a host of amenities nearby including, shops, hairdressers, cafes, doctors, dentists and chemists. Good local bus service with bus stop close to development. Constructed by McCarthy & Stone (Developments) Ltd the main block comprises 52 apartments arranged over 3 floors served by a lift. In addition, there is a separate detached block comprising of 4 two bedroom apartments in which the current property for sale is located. The Development Manager may be contacted from various points within each property in the case of an emergency. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years 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.

In main block Residents' lounge  
Development Manager  
24 hour emergency Appello call system  
Rear landscaped gardens with stream  
Minimum Age 60

Guest Suite and a Lift to all floors  
Main entrance security camera  
Communal Laundry facilities  
Lease: 125 years from 1995



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



Ground Floor

First Floor

Total floor area 59.1 m<sup>2</sup> (636 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/24**

**Annual Ground Rent:**

**£588.75**

**Ground Rent Period Review:**

**Next uplift 2039**

**Annual Service Charge:**

**£5101.60**

**Council Tax Band:**

**C**

**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.