



**Castlemeads Court Westgate Street, Gloucester GL1 2PB**

**£82,500**



## Castlemeads Court Westgate Street, Gloucester GL1 2PB

- No onward chain
- Situated in an established over 55's development
- One double bedroom apartment
- Access to additional residents lounge
- Communal courtyard to enjoy the summer months
- EPC Rating B84
- Gloucester City Council - Tax Band B (£1,588.49 per annum)

**£82,500**

### Entrance Hallway

The apartment itself is located in the established McCarthy & Stone Development, accessed via secure entrance and elevator access to each floor. Hallway entrance providing access to the bedroom, bathroom and kitchen/ diner and storage cupboard.

### Lounge/ Diner

Spacious living room providing access through double doors to the kitchen. Window overlooking the River Severn and countryside beyond.

### Kitchen

Kitchen offering a range of well kept base and wall mounted units, providing ample storage throughout, mid height integrated oven and electric hob. Window overlooking the River Severn and the Countryside in the distance.

### Bedroom

Spacious double bedroom with fitted wardrobe and window overlooking the canal.

### Bathroom

The bathroom comprises of w.c, wash hand basin, bath with shower attachment over.

### Communal Facilities

Downstairs is a large communal lounge where many events are held aswell as a quiet reading room housing a multitude of books and jigsaw puzzles. This leads through to a communal laundry room with a bank of newly installed washing machines and tumble dryers for the residents to use. Double doors provide access to the the garden area offering

plenty of seating and planting for residents to relax. Castlemeads court also benefits from an Apello 24 hour alarm system, wheelchair access, secure parking and an onsite house manager available weekdays between 9am-1pm.

### Location

Located in the heart of the historic city of Gloucester a stones throw from the Cathedral and with far reaching views across the river Severn and to the Countryside. The apartment is within close proximity of various high street and independent shops and eateries. A short distance away is the Gloucester and Sharpness Canal link through the historic Gloucester Docklands, which benefits from the Quays designer outlet, waterfront bars, restaurants and cinema. for those who enjoy getting out and about there are various Gloucester locations close by; Robinswood Country Park, lengthy canal walks, various parks and the wetland reserves within and immediately outside the city boundaries. There are easy links to Birmingham, Bristol, Cheltenham and Stroud by road, rail or bus from Gloucester train and bus stations, including a direct link to London Paddington.

### Local Authority, Services & Tenure

Gloucester City Council - Tax Band B (£1,588.49 per annum).

Mains water, drainage and electric.

Leasehold with 100 years remaining on the lease. Managed by First Port service charges total approximately £2,186.36 per annum whilst ground rent totals £602 per annum. Charges are reviewed yearly.

\*Information correct as of 13/6/23\*



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

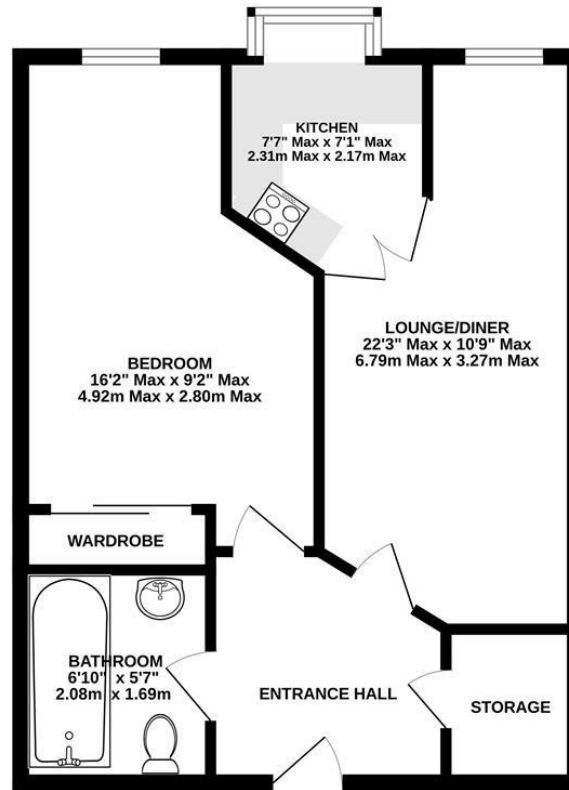
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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