

25 Homespa House, Gloucestershire, GL50 2NY



Price: £75,000

Lease: 97 years and 3 months

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT Homespa House is situated on a tree lined road among some of the Cheltenham ladies College Buildings and was constructed by McCarthy & Stone (Developments) Ltd and comprises 33 properties arranged over 4 floors each served by lift. The 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. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. 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

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello call system
- Resident and visitor parking
- Lift to all floors
- Guest Suite
- Development Manager
- Minimum Age 60
- Service Charge £4,792.28
- Ground Rent £489.68



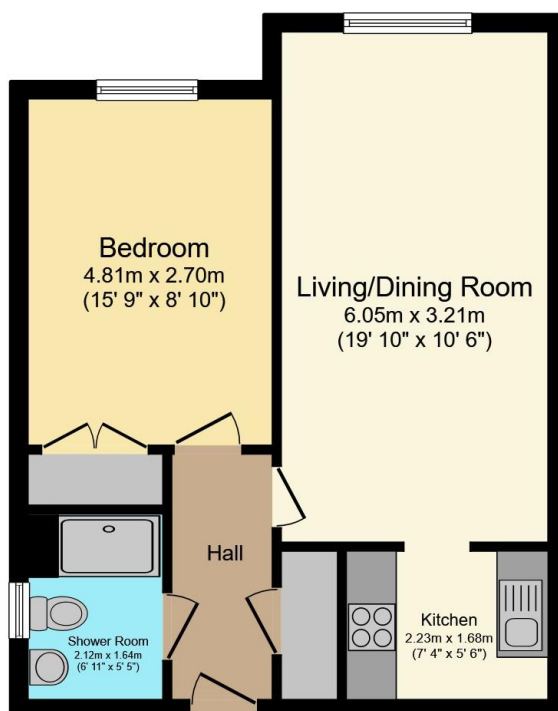
For more details or to make an appointment to view, please contact **Rachel Hazell**

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Total floor area 45.4 sq.m. (489 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	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending: 31.8.26

Annual Ground Rent: £490

Ground Rent Period Review: 2028

Annual Service Charge: £4792.28

Council Tax Band: A

Event Fees: 1% Transfer, 1% Contingency

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