



LUKE HEYDEN POWERED BY exp TM UK

@ luke.heyden@exp.uk.com

🌐 lukeheyden.exp.uk.com

📞 07814 653 735



Moorend Road, Charlton Kings, Cheltenham, GL53 9DP

Guide Price £126,000

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Located in Charlton Kings, and surrounded by substantial gardens, this well-proportioned top floor retirement apartment is available with no onward chain.

Guardian Court is a popular retirement development for those looking to downsize in the area. There is support on hand for those that would like it, yet each apartment is private and ideal for independent living. Located in a central village location, the development is within close proximity of shops, cafes, a pharmacy, a doctors surgery, restaurants and pubs.

The apartment itself is located on the top floor and can be accessed via stairs or a lift. Internally there is an entrance hall, a large double bedroom with a fitted wardrobe, a second bedroom with a fitted wardrobe, an accessible shower room, a 21ft lounge/dining room with a dual aspect, and a fitted kitchen. Each room enjoys green and leafy, elevated views to the communal grounds, and there is a 24 hour pull chord alarm system in place should assistance be required anytime. There is also an estate manager who is available should there be the need.

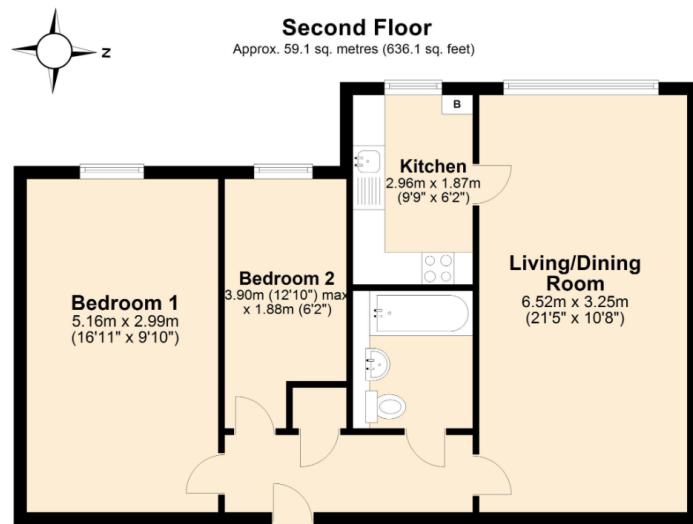
There are communal sitting areas available for communal activities, an onsite laundry, and a guest room that can be booked for visitors. Residents and visitor parking is available onsite.

The property is marketed offering the Leasehold Scheme for the Elderly (LSE) allowing purchase at 70% of the open market value.

Leasehold - 99 years from 27 October 1989

Monthly service charge - £256.86.





Total area: approx. 59.1 sq. metres (636.1 sq. feet)

This plan is not to scale. For guidance purposes only.

- Two bedroom top floor apartment
- Lift access
- Emergency assistance pull cord system
- Charlton Kings
- Elevated garden views
- House manager
- Communal areas
- Residents parking



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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