



Queen Anne Court, Quedgeley,
Gloucester

Leasehold

£187,000

**34 Queen Anne Court, Quedgeley,
Gloucester, Gloucestershire, GL2 4JY**

£187,000

Leasehold. Council Tax Band B



2 Bedrooms



1 Bathrooms



1 Receptions

Features

- *Upvc Double Glazing
- * Communal Gardens
- *Two Double Bedrooms
- *Gas Central Heating
- *Retirement Apartment
- * No Onward Chain
- *Over 65's
- * Energy Rating B

Michael Tuck Estate and Letting Agents

1 School Lane Quedgeley Gloucester Gloucestershire GL2 4PJ

01452 543200

estates.quedgeley@michaeltuck.co.uk

www.michaeltuck.co.uk

The Property

Two Bedroom Top Floor Over 65's Apartment With Lift Access Located In A Lovely Retirement Complex Called Queen Anne Court In Quedgeley!

The accommodation comprises of; Entrance hall, kitchen, living/dining room, W.C, four piece bathroom suite & two DOUBLE bedrooms!

Further benefits include; Upvc double glazing, gas central heating, communal facilities such as, lounge, conservatory, beautiful gardens and restaurant.

Also a cleaner service for one and a half hours per week.

This complex is conveniently positioned within close proximity to many amenities such as supermarkets, restaurants, doctors surgeries & dentists and bus stops with links to the city centre. Call us today to arrange your viewing on 01452 543200!

Hallway 24' 4" x 4' 11" (7.41m x 1.50m)

Kitchen 11' 0" x 7' 10" (3.35m x 2.39m)

Living/Dining Room 14' 3" x 11' 9" (4.34m x 3.58m)

Bedroom 1 14' 10" x 10' 7" (4.52m x 3.22m)

Bedroom 2 10' 7" x 9' 0" (3.22m x 2.74m)

Bathroom 9' 3" x 7' 11" (2.82m x 2.41m)

WC 5' 11" x 4' 5" (1.80m x 1.35m)

Leasehold

Lease length: approx 110 years remaining 125 years from 1/1/2009 Ground rent: Peppercorn rent Service charge; £642.77 per month

Additional Information

Additional Information provided by vendor:

Utilities • Electricity – mains • Gas – mains • Water – mains • Sewerage – mains • Broadband – copper wire









The position and size of doors, windows, appliances, and other features are approximate only.
Unauthorised reproduction prohibited

Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

