



**Queen Anne Court, Quedgeley,**  
**Gloucester** Leasehold

**£179,950**

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

**£179,950**

Leasehold. Council Tax Band A



**1 Bedrooms**



**1 Bathrooms**



**1 Receptions**

**Features**

- \*Double Glazing
- \* Independent Living/Over 65's Only Retirement Apartment
- \*Top Floor Apartment
- \*Lift and Wheelchair Access
- \*Gas Central Heating
- \* Communal Gardens
- \* Amenities Nearby
- \* Energy Rating

**Michael Tuck Estate and Letting Agents**

1 School Lane Quedgeley Gloucester Gloucestershire GL2 4PJ

01452 543200

estates.quedgeley@michaeltuck.co.uk

Immaculate One Double bedroom top floor apartment, Overlooking Communal Gardens at Queen Anne Court, An Over 65 Only Independent Living/Retirement Village, Tucked Away In The Heart Of Quedgeley.

The accommodation comprises; a spacious entrance hall with cupboard/store room, living/dining room with feature fireplace, kitchen with built in appliances including; fridge/freezer, washing machine, hob and oven, four-piece bathroom suite including wet room, separate guest cloakroom with WC and wash basin, and one spacious double bedrooms with a large built in wardrobe.

Further benefits include: Gas central heating, UPVC double glazing & communal gardens! Office manned 7.30am to 9:30pm, 24 hour on call.

The complex features a secure door entry system, lift access to all levels, wheelchair accessibility to all areas, emergency alarm cords in each room, communal facilities such as, lounge/dining room, conservatory, games room, guest suite, hobbies room, gardens and a restaurant offering a three course lunch daily. There's a laundry service and a handyman. Car parking available on site. The service charge includes a cleaner service for one and a half hours every week. Pets are allowed as per the lease.

Queen Anne Court is a friendly place, where owners feel independent and secure. Call us today to arrange your viewing on 01452 543200!

**Entrance Hall**

**W.C** 5' 9" x 4' 5" (1.75m x 1.35m)

**Bedroom** 12' 5" x 10' 1" (3.78m x 3.07m)

**Living/Dining Room** 13' 10" x 12' 2" (4.21m x 3.71m)

**Kitchen** 10' 11" x 8' 1" (3.32m x 2.46m)

**Bathroom** 10' 10" x 8' 3" (3.30m x 2.51m)

**Leasehold**

Lease length: approx 110 years remaining 125 years from 1/1/2009 Ground rent: Peppercorn rent Service charge; £642.77 per month Pets are allowed as per the lease

**Additional Information**

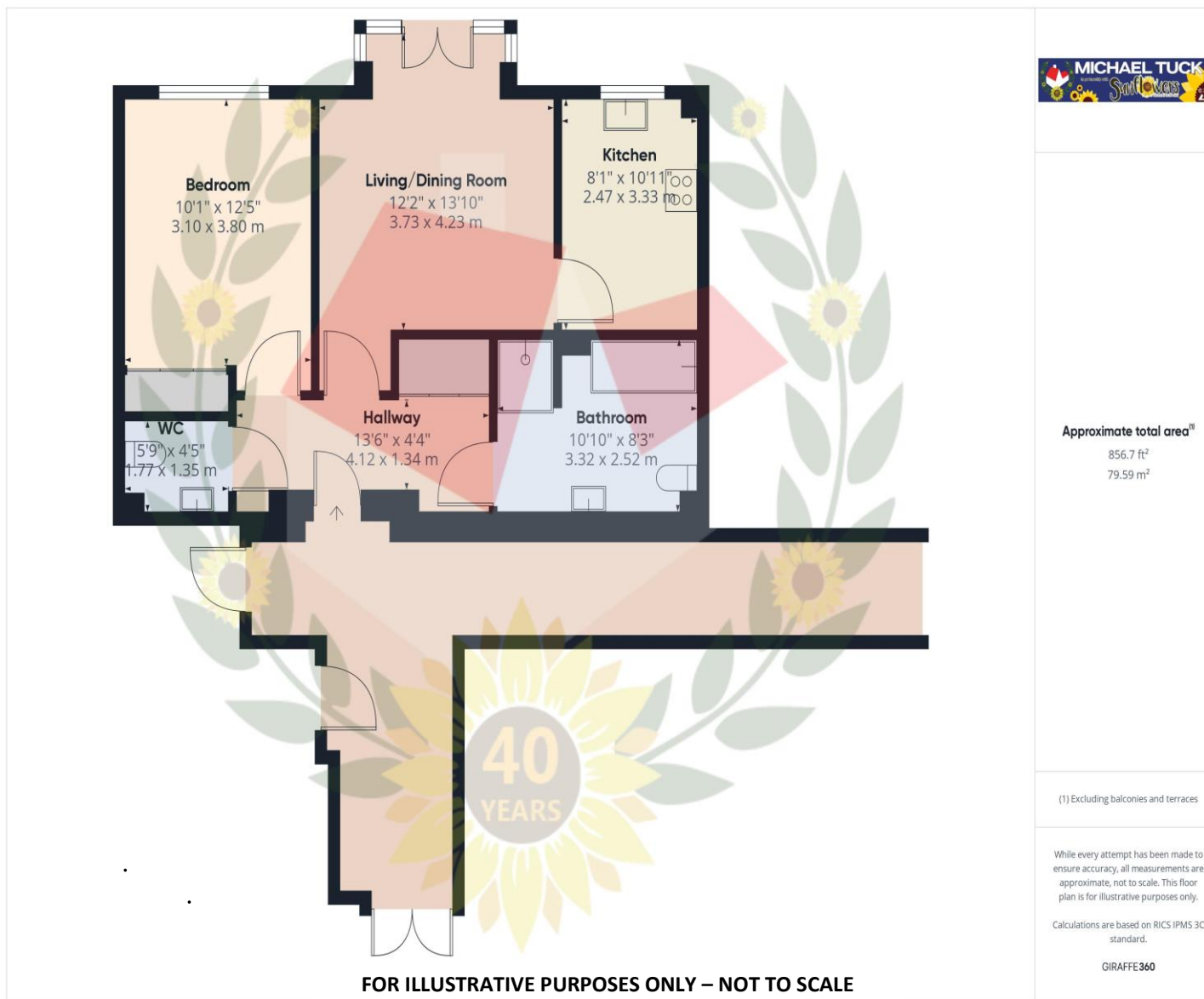
Additional Information provided by vendor:

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.

