



Queen Anne Court, Quedgeley,
Gloucester Leasehold

Offers Over £169,950

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

OIEO £169,950

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

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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

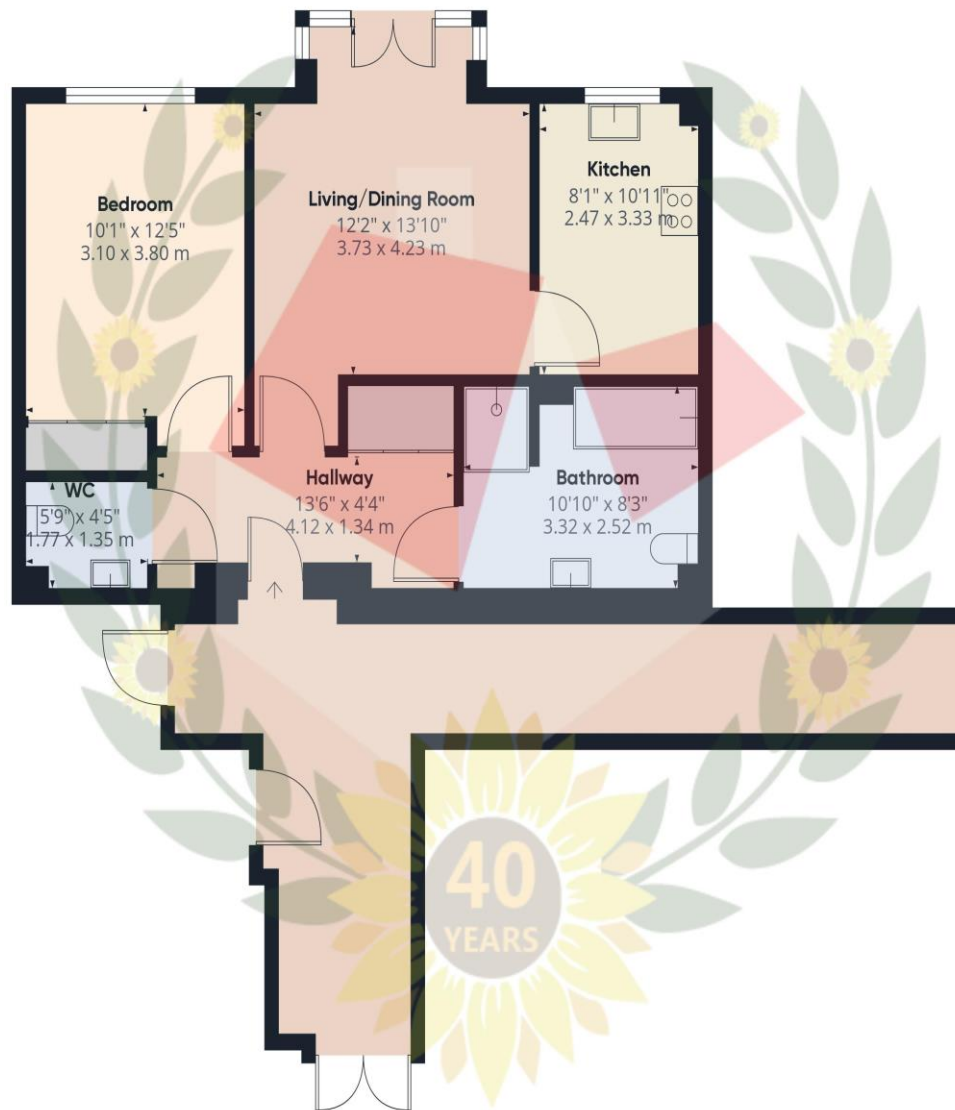
Additional Information provided by vendor:

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









FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE



Approximate total area⁽¹⁾

856.7 ft²

79.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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