



Queen Anne Court, Quedgeley,
Gloucester Leasehold

£185,000

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

£185,000

Leasehold. Council Tax Band B



2 Bedrooms



1 Bathrooms



1 Receptions

Features

- *Double Glazing
- * Lift and Wheelchair Access
- *Two Double Bedrooms
- *Gas Central Heating
- *Great Storage
- * Independent Living/Over 65's Only Retirement Apartment
- *Communal Gardens
- * Energy Rating B

Michael Tuck Estate and Letting Agents

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The Property

A well-presented two DOUBLE bedroom first floor apartment 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 wardrobe/store room, separate guest cloakroom with WC and wash basin, two spacious double bedrooms, four-piece bathroom suite including wet room, living/dining room, kitchen with built in appliances including; fridge/freezer, washing machine, hob and oven. Further benefits include: gas central heating, uPVC double glazing and sun on the front in the mornings and on the back in the evenings.

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 every 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 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. Accessibility Queen Anne Court is conveniently positioned within 400 yards of the local shopping centre housing Boots, Home Bargains, and Matalan. Also nearby is a large Tesco, Post-office, Library and further close proximity to Aldi, Lidl and Asda, several restaurants/pubs, dental surgeries. There's an excellent bus service into Gloucester centre, over the road from the complex, and the M5 motorway is three miles away. Cheltenham and Stroud are a 20 mins drive, Bristol is a 40 mins drive. 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 18' 3" x 4' 4" (5.56m x 1.32m)

Bedroom One 12' 4" x 10' 7" (3.76m x 3.22m)

Bedroom Two 10' 8" x 9' 1" (3.25m x 2.77m)

Bathroom 9' 3" x 9' 0" (2.82m x 2.74m)

Cloakroom 5' 6" x 4' 1" (1.68m x 1.24m)

Living/Dining Room 16' 3" x 11' 9" (4.95m x 3.58m)

Kitchen 10' 11" x 7' 11" (3.32m x 2.41m)

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

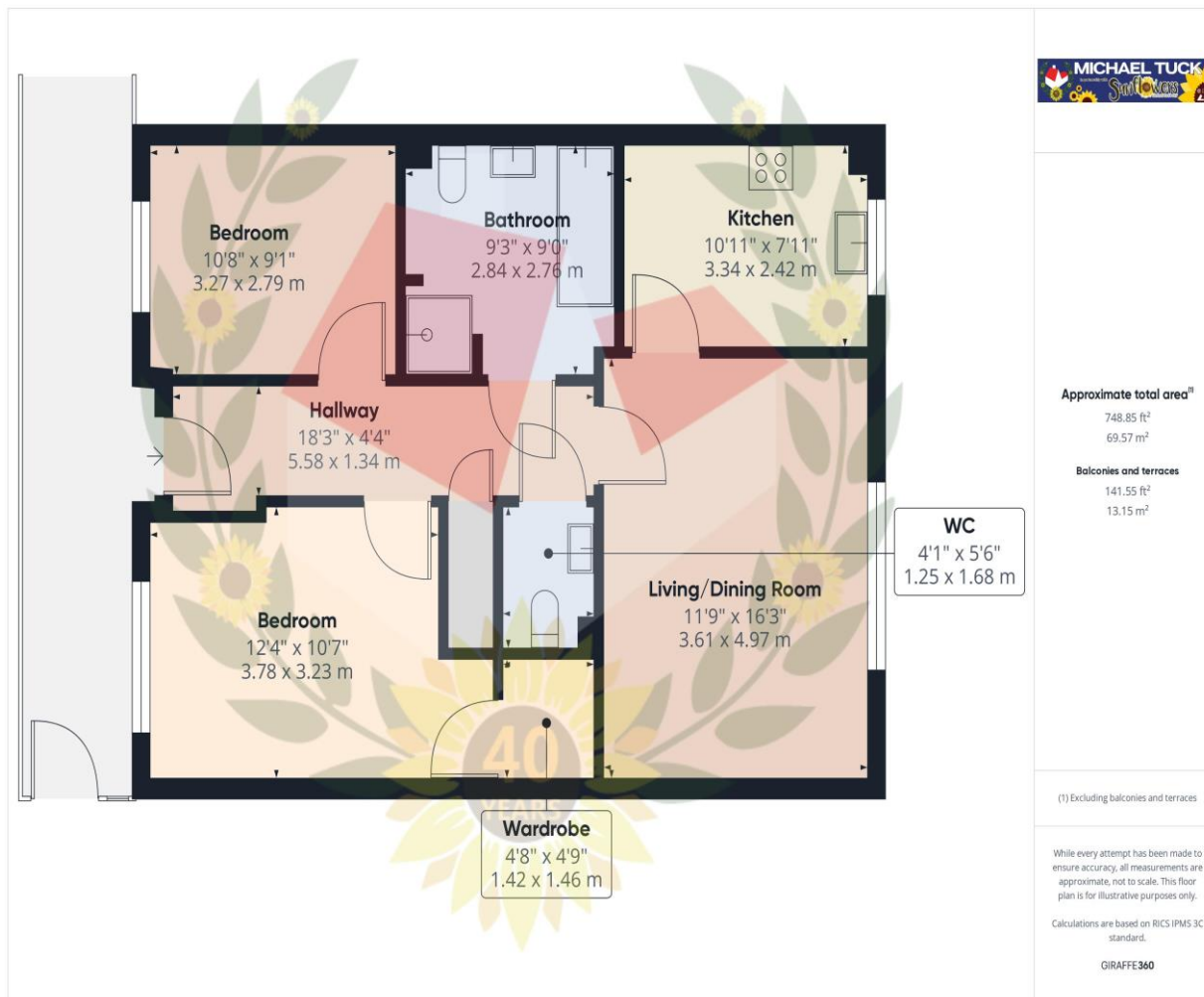
Additional Information provided by vendor:

Utilities • Electricity – mains • Gas – mains • Water – mains • Sewerage – mains • Broadband – fibre to cabinet









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