



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

**£210,000**

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

**£210,000**

Leasehold. Council Tax Band B



**2 Bedrooms**



**1 Bathrooms**



**1 Receptions**

**Features**

- \*Upvc Double Glazing
- \* Picturesque Views
- \*Four Piece Bathroom Suite
- \*No Onward Chain
- \*Two DOUBLE Bedrooms
- \* Independent Living/Over 65's Only Retirement Apartment
- \*Lift and Wheelchair Access
- \* Energy Rating B

**Michael Tuck Estate and Letting Agents**

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**The Property**

A well-presented two DOUBLE bedroom second floor apartment at Queen Anne Court with Lift Access, an over 65 only/independent living/retirement village, tucked away in the heart of Quedgeley! The accommodation comprises; A spacious entrance hall with walk in cupboard/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 & hassle free independent living! 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. 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, doctor and dental surgeries. There's an excellent bus service into Gloucester city 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 Hallway**

**Living/Dining Room** 15' 5" x 12' 1" (4.70m x 3.68m)

**Kitchen** 10' 11" x 8' 0" (3.32m x 2.44m)

**Bathroom** 11' 2" x 8' 0" (3.40m x 2.44m)

**Bedroom One** 13' 7" x 10' 5" (4.14m x 3.17m)

**Bedroom Two** 13' 8" x 8' 9" (4.16m x 2.66m)

**Guest Cloakroom With WC** 5' 10" x 4' 5" (1.78m x 1.35m)

**Tenure**

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**

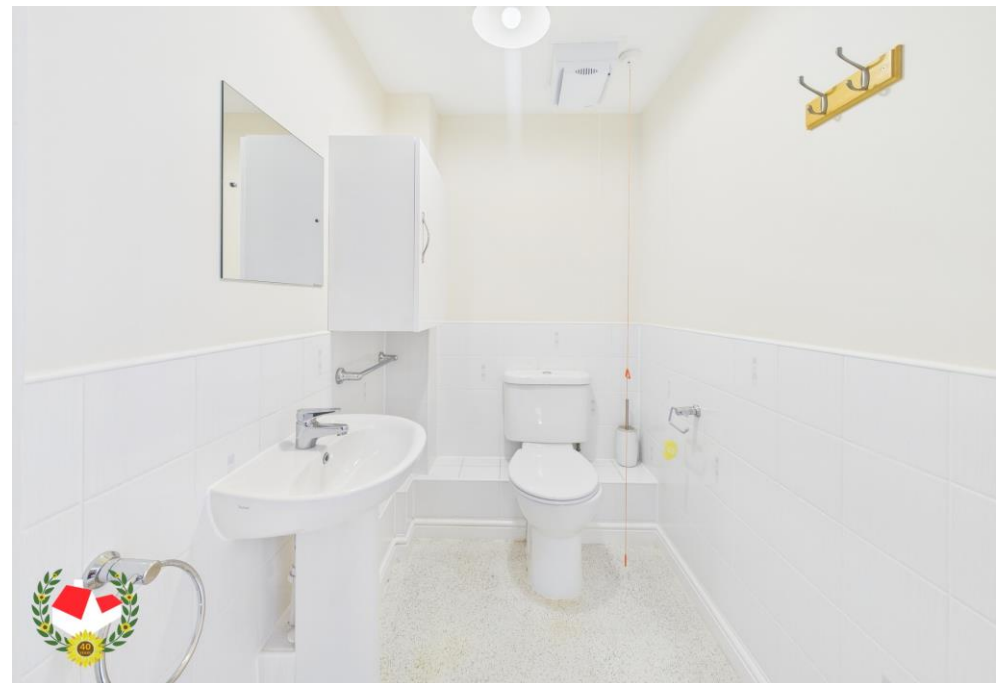
Additional Information provided by vendor:

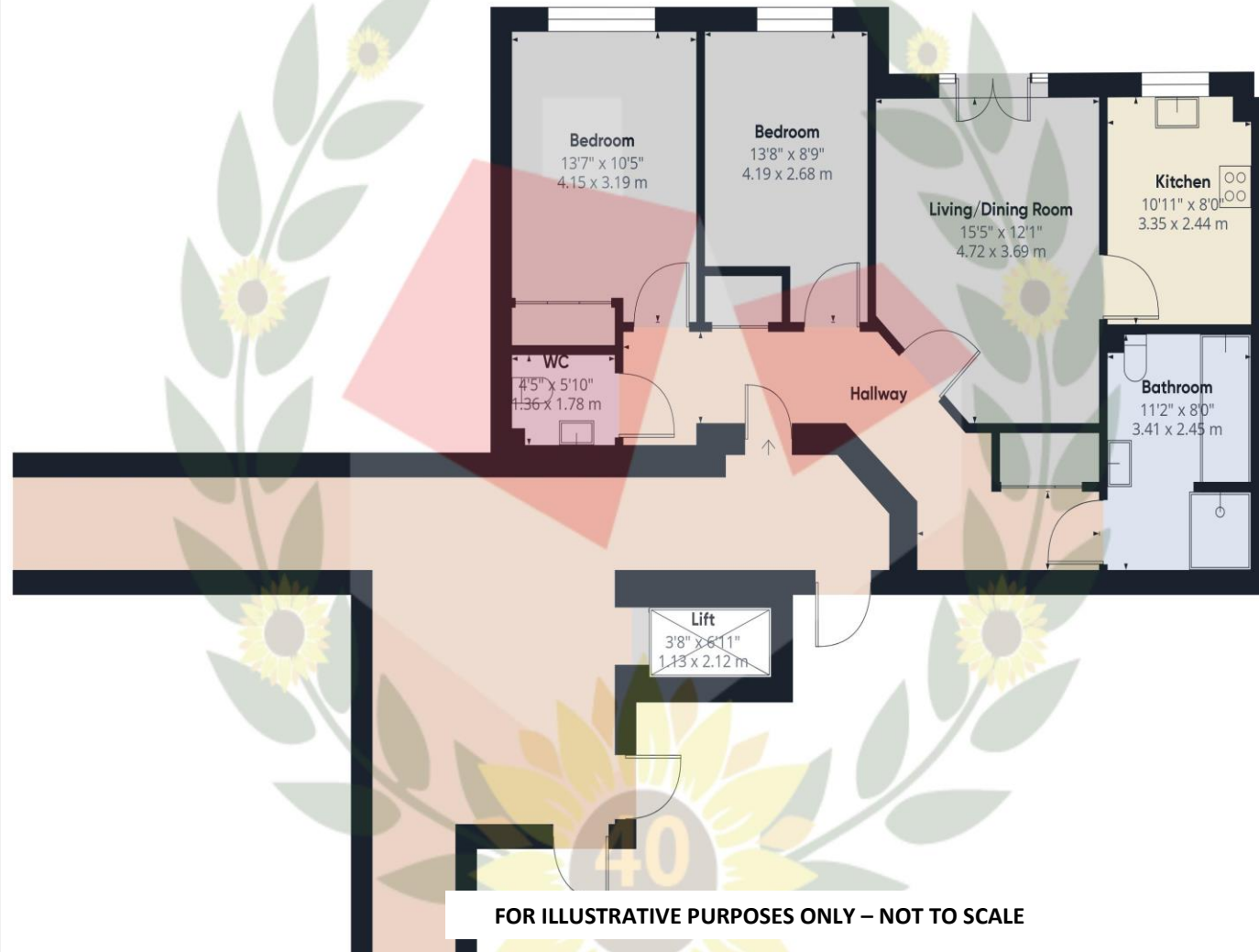
Utilities • Electricity – mains • Gas – mains • Water – mains • Sewerage – mains • Broadband – fibre to the premises











The position and size of doors, windows, appliances, and other features are approximate only.  
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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only

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