



## 241 St Oswalds Village

Gavel Way, Gloucester, GL1 2UF

**£280,000**



Murdock & Wasley Estate Agents are delighted to welcome to the open market this one bedroom apartment, with private balcony situated in the popular St Oswalds retirement village in Gloucester. St Oswalds is an exclusive independent community for over 55's, consisting of 166 apartments made up of one and two bedroom apartments and bungalows.

Whether you wish to make new friends, enjoy hobbies and skills, or protect your future you can do so in a vibrant and welcoming community where care is available if you need it.



### Description:

Set within the popular St Oswalds Retirement Village in Gloucester, this welcoming community offers an ideal lifestyle in a peaceful yet well-connected setting. The village is thoughtfully designed with accessibility in mind, including accommodation suitable for wheelchair users. Residents quickly feel at home, with a strong sense of community where everyone has once been a new arrival. From the initial welcome meeting to the support of caring staff and volunteers (many of whom are residents themselves), the atmosphere is friendly, warm and inclusive.

This spacious one-bedroom apartment is finished to a high standard and is situated on the second floor and benefits from level access throughout and lift facilities.

### Facilities:

St Oswalds Retirement Village offers an impressive range of communal facilities designed to support an active and sociable lifestyle. These include a café, bistro, gym, hair salon, beauty salon, launderette, on-site shop, hobby room and licensed bar, along with much more.

Residents can enjoy a diverse programme of on-site activities, ranging from bowls to yoga, Pilates and a book club, alongside a regularly changing schedule of evening entertainment. A well-maintained garden and greenhouse offer additional spaces for residents to relax, socialise and unwind.

With so much available within the village, you are never far from a fantastic choice of things to do.

### Well Being:

And if this wasn't enough, St Oswalds Retirement Village offers a dedicated wellbeing service for residents who require additional support, with care tailored to individual needs.

The on-site Wellbeing Centre is led by a Wellbeing Advisor, a qualified nurse, who can provide health information and guidance on a wide range of matters, including healthy lifestyles, managing conditions such as diabetes or asthma, and sleep advice. Support is always available and designed around your personal requirements.

A range of chargeable services is also available, including cleaning, personal assistance and household help, offering added peace of mind and flexibility.

It would be our delight to arrange a viewing of this incredible village with their as incredible apartments.

### Tenure

Leasehold

120 years from 2010.

### Services

Mains water, electric and drainage.

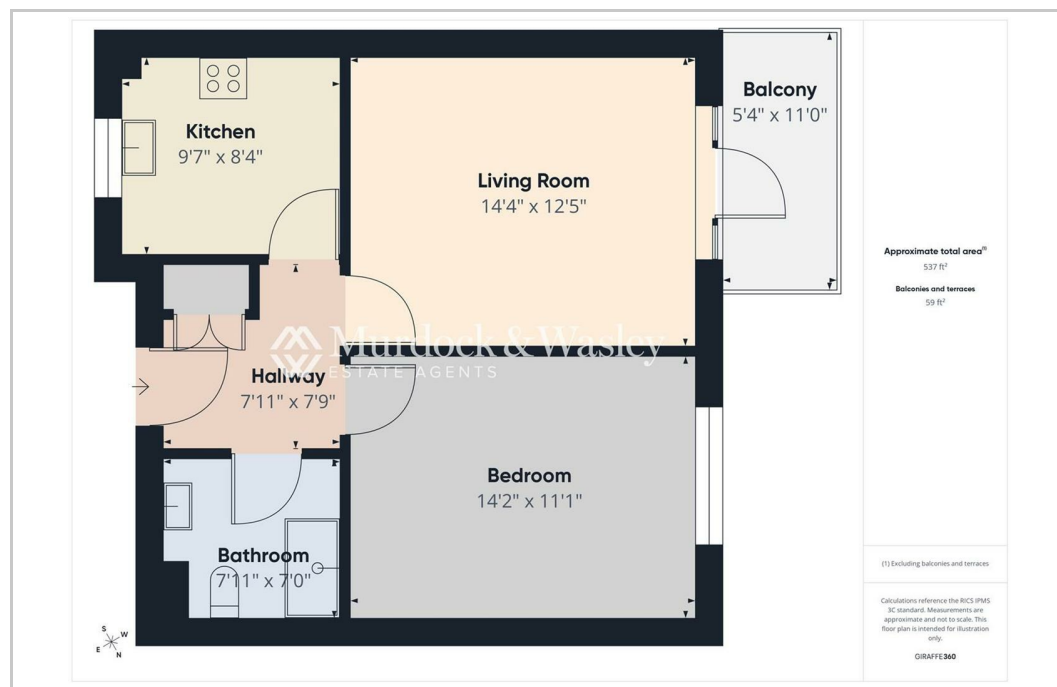
### Local Authority

Gloucester City Council

Council Tax Band: A

### Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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