



26 Queen Anne Court, Quedgeley
£209,950

Farr & Farr Sales & Lettings

26 Queen Anne Court

Quedgeley, Gloucester

Available with no onward chain, this immaculate two bedroom apartments sits on the first floor with lift access of the impressive Queen Anne Court, an over-65s development in Gloucester.

Accessed via the perfectly maintained communal halls, the apartment sits at the rear of the development overlooking communal gardens and trees.

The front door opens into a spacious hallway and through to the living room. A good sized kitchen is off the living room and fitted with a good range of wall, base and drawer units.

Two double bedrooms are accessed off the entrance hall with the master benefitting from fitted wardrobes.

A spacious bathroom is fitted with WC, bath and separate shower while there is an additional cloakroom.

Queen Anne Court offers standout communal areas. The development itself is immaculately maintained with a resident's lounge, dining room and conservatory. There are regular events and a busy social calendar throughout the year. While the development is for independent living, a member of staff is on site 24/7 to provide assistance when needed.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:





Entrance Hall

Spacious entrance hall from communal hallway. Carpet. Radiator. Two cupboards.

Living Room

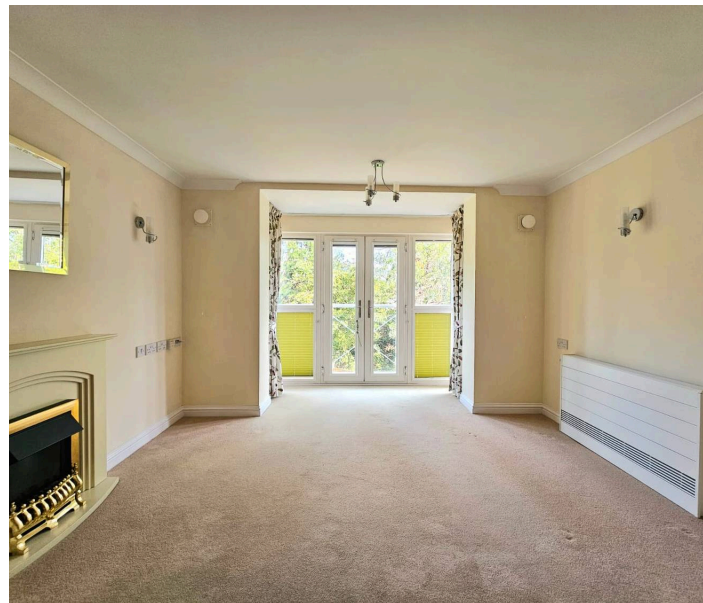
17' 5" x 12' 2" (5.30m x 3.70m)

A beautiful living room with Juliette balcony overlooking the communal gardens to the rear. Electric fireplace. Carpet. Radiator.

Kitchen

11' 0" x 8' 0" (3.35m x 2.44m)

A well fitted kitchen with a good range of wall, base and drawer units. Laminate worktop over. Stainless steel sink with draining board and mixer tap. Fitted hob with extractor hood. Fitted oven. Fitted fridge freezer. Combi boiler. Radiator. Vinyl flooring. Double glazed window.



Bedroom One

14' 9" x 10' 6" (4.50m x 3.20m)

Spacious double bedroom. Fitted wardrobes with mirrored sliding doors. Double glazed window. Carpet. Radiator.

Bedroom Two

14' 9" x 8' 10" (4.50m x 2.70m)

Double glazed window. Carpet. Radiator.

Cloakroom

WC. Basin. Part-tiled walls. Carpet.

Bathroom

Large bathroom. WC. Basin. Bath. Separate walk-in shower. Laminate and carpet flooring. Part-tiled walls. Radiator.

Communal Areas

There are a number of communal areas throughout Queen Anne Court including a dining room, lounge and conservatory. There is also a guest suite and immaculate communal gardens.

Agents Notes

Lease length - 125 years from 2009

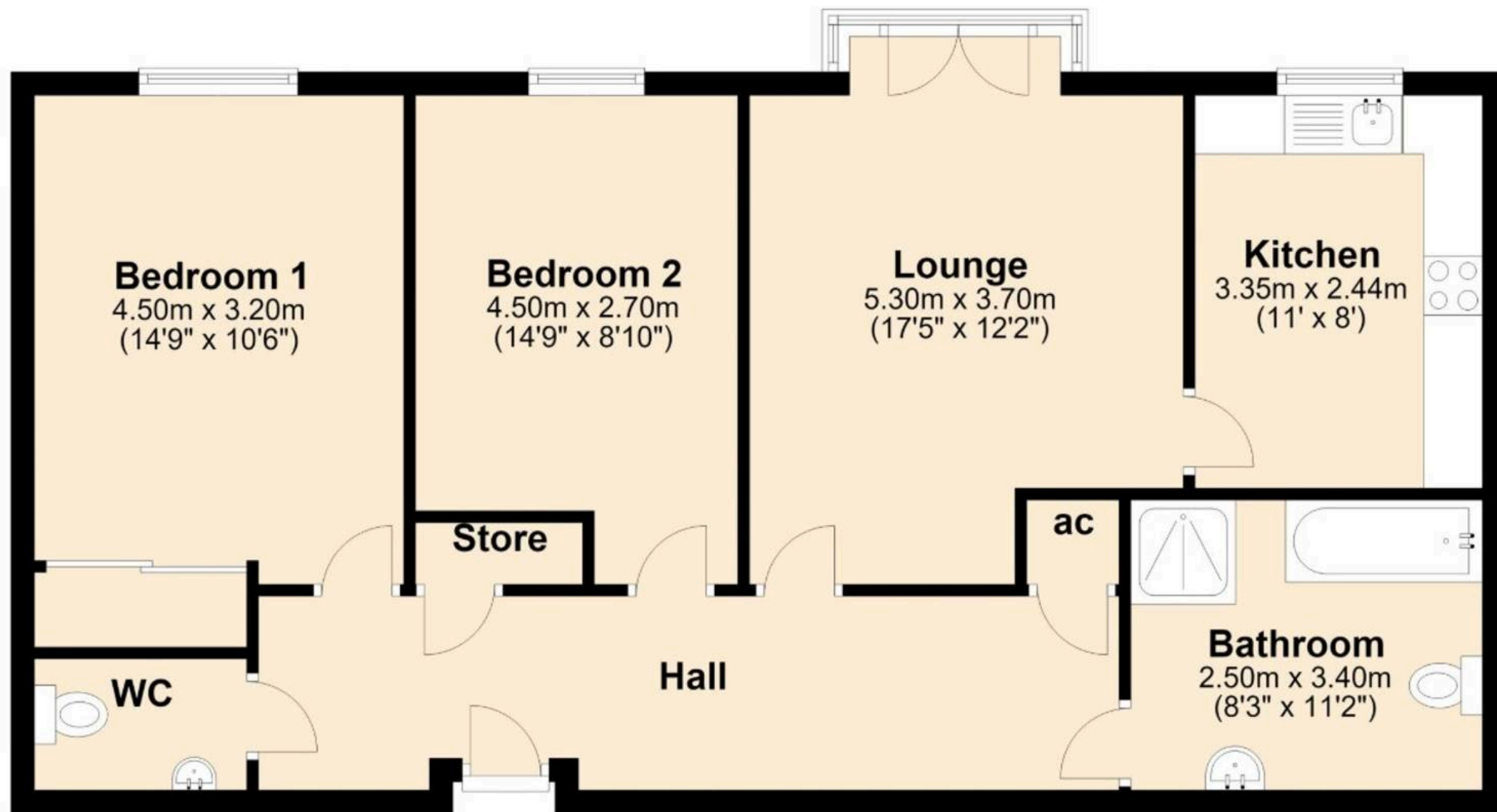
Monthly service charge - £707.81



Communal Garden

Immaculate communal gardens surround the development. Areas of lawn, patio with seating and mature shrubbery and planting.





Farr and Farr Hucclecote

Farr & Farr, 50 Hucclecote Road - GL3 3RT

01452613355 • hucclecote@farrandfarr.co.uk •

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