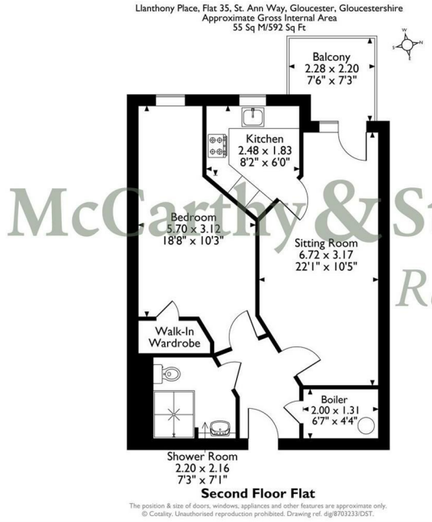
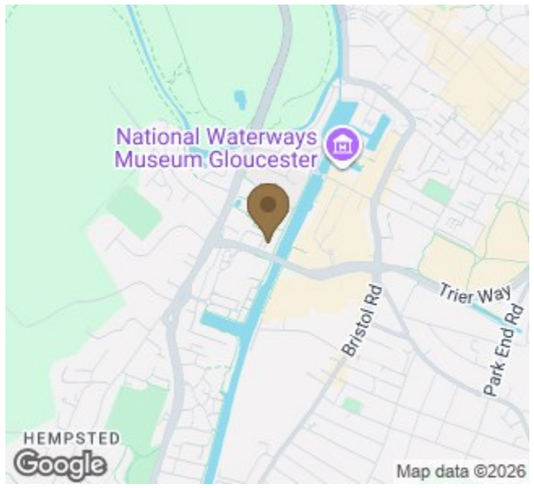
Excellent

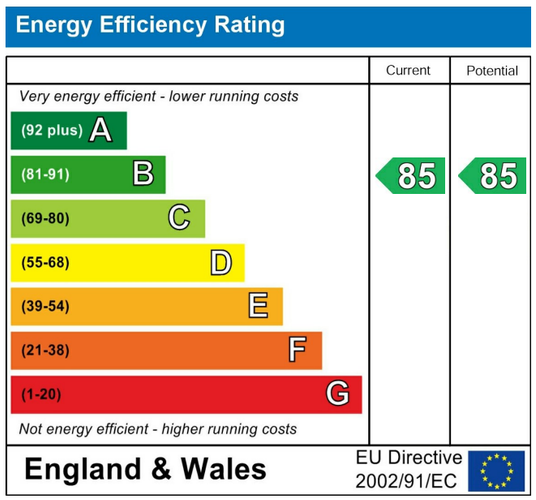
Trustpilot

McCarthy & Stone
Resales.



McCarthy & Stone
Resales.





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







35 Llanthony Place

Llanthony Road, Gloucester, GL2 5GQ

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 35 Llanthony Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £170,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Delightful one bed retirement apartment with walk-out balcony
- Estate Manager and on-site Care Team
- Pets allowed
- Residents Lounge & Function Room
- Landscaped Gardens
- Central position in the historic city of Gloucester

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

35 Llanthony Place, Gloucester

1 | 1 | Asking price £170,000

Summary
Llanthony Place is a stunning development of 55 one and two bedroom apartments, thoughtfully designed exclusively for the over 70s. The building is covered by a 10 year NHBC Warranty.

Llanthony Place is one of McCarthy & Stone's Retirement Living PLUS range (known previously as Assisted Living) and is facilitated to provide it's homeowners with extra care.
The apartments combine the luxury and comforts of modern living with a host of practical details to make day-to-day living as easy as possible. An Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have.

There is a table service Bistro serving lunch daily, a homeowners' lounge which provides a great space to socialise with friends & family, and if your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a small fee - subject to availability). Additional features include a Function Room, Laundry and lovely Landscaped Gardens maintained for you all year round.

With qualified staff on-site 24 hours a day, and a 24-hour emergency call system and camera entry system in each apartment, you can rest assured in your new home. Within the service charge, homeowners are allocated 1-hour domestic assistance per week; however additional hours can be arranged by prior arrangement. There are a range of personal care packages to suit your requirements - provided by the Your Life Care & Management team.

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Local Area
Llanthony Place is conveniently placed for access to the bustling quay area of the city, which is a centre for shopping and socialising. A number of bars and restaurants line the waterfront, whilst several high street name shops can be found along the neighbouring streets.

The Cathedral city of Gloucester sits right at the heart of the stunning Cotswolds, providing unrivalled access to some of Britain's best rural landscapes and countryside walks. Having been a settlement area since the Roman times, the area also offers a rich sense of history and culture.

Entrance Hall
The front door with a spy hole leads to a spacious entrance hall where the 24-hour Tunstall emergency response system, smoke detector and secure door entry system are situated. From the hallway are doors to a storage cupboard, an airing cupboard and doors to the lounge/diner, bedroom, and bathroom.

Lounge/Diner
A good sized living room with ample space for dining furniture in front of a large double glazed door leading to a walk-out balcony. Three ceiling lights, TV aerial and satellite TV points and a range of power points. Glazed door leads into the kitchen.

Kitchen
Fully fitted kitchen units with integrated fridge/freezer, mid-height oven and ceramic hob, composite sink, electrically operated double glazed window.

Bedroom
The large double bedroom featuring a walk in wardrobe with automatic sensor light, shelf space, drawers and hanging rails. Large double glazed window with a pleasant view. The bedroom has two central ceiling light, TV and telephone point, plus a range of power sockets.

Shower Room
This purpose built wet room with slip-resistant flooring comprises a walk in shower with grab rail, vanity unit, inset wash hand basin with illuminated and heated mirror over, WC, heated towel rail.

General
The light switches all have built in back lights, the apartment has its own intruder alarm system, ventaxia air change system, Gledhill hot water system and electric panel heaters.

Service Charge (breakdown)
Service Charge details:

- 24-Hour on-site staffing
- 1 hour of domestic assistance per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

The annual service charge is £10,414.19 for the financial year ending 28/02/2027.

Ground Rent
Ground rent: £435 per annum
Ground rent review: 1st June 2034
Lease: 999 years from 1st June 2019

Additional Information & Services
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













