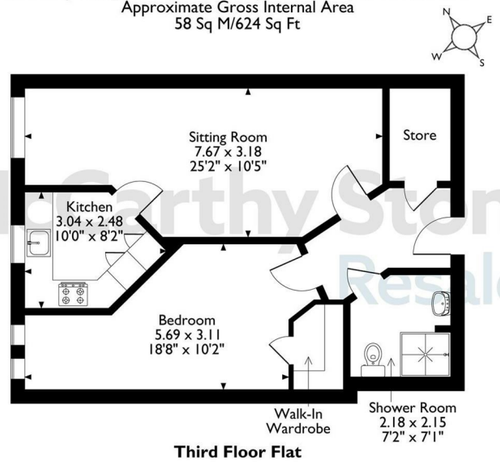
Excellent

Trustpilot

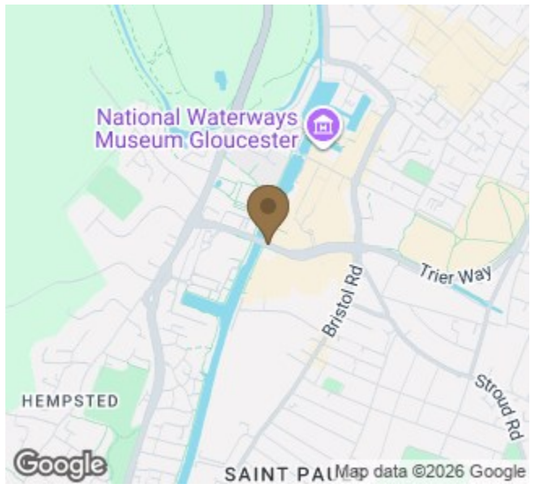
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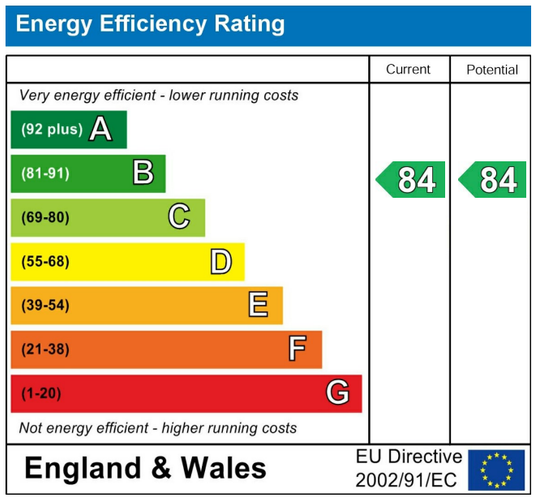
Llanthony Place, Flat 50, St. Ann Way, Gloucester, Gloucestershire
Approximate Gross Internal Area
58 Sq M/624 Sq Ft



Third Floor Flat

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







50 Llanthony Place

St. Ann Way, 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 50 Llanthony Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £175,000
Leasehold

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

Why you'll love living here:

- Westerly facing light apartment with beautiful sunset views, overlooking the gardens and Priory
- Allocated parking space included with this apartment
- Stunning waterside location
- Central position in Gloucester Quays, close to historic city
- Independent Living, with the benefit of an Estate Manager and 24/7 on-site team
- Superb residents lounge, restaurant and function room: landscaped gardens
- Pets allowed
- No onward chain

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

50 Llanthony Place, Gloucester

1 | 1 | Asking price £175,000

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 (for additional fee per night - 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 leads to the entrance hall where the 24-hour Tunstall emergency response system, smoke detector and secure door entry system are situated. Door to a spacious airing cupboard/storeroom. Separate doors lead to the living room, bedroom and shower room.

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.

Living room
A beautifully presented living room with ample space for dining furniture with views out to the Priory and to the hills beyond. Two 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, dishwasher, mid-height oven and ceramic hob, composite sink, electrically operated double glazed window.

Bedroom
This bright and spacious bedroom benefits from a large walk-in wardrobe with automatic sensor light, shelf space, drawers and hanging rails. The bedroom has a 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.

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 personal 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 financial year ending 28/02/2027

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

Additional Information & Services
- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Parking
This property comes with an allocated parking space













