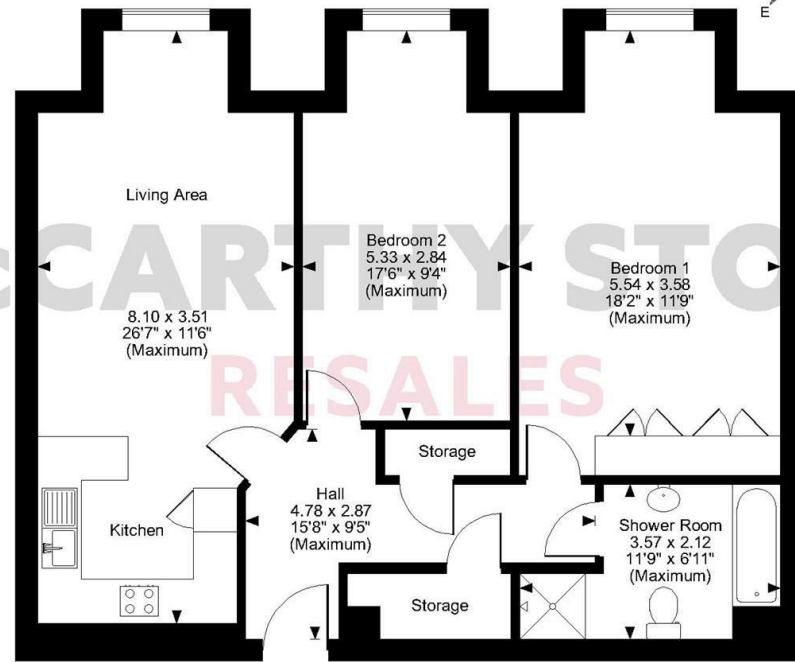


Clementine Court, The Wheatridge, Gloucester  
Approximate Gross Internal Area  
843 Sq Ft/78 Sq M



Third Floor FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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12 Clementine Court

The Wheatridge, Gloucester, GL4 4BG

PRICE REDUCED



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(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	



PRICE REDUCTION

Asking price £175,000 Leasehold

A bright two bedroom on the top floor, this apartment benefits from views of Robinswood Hill. Part of McCarthy and Stones retirement living range. PARKING SPACE INCLUDED IN THE SALE.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered in England and Wales No. 10716544



# 12 Clementine Court, Upton St. Leonards,

## 2 Bed | £175,000

**PRICE  
REDUCED**

### Clementine Court

Clementine Court is a McCarthy and Stone Retirement Living development built in 2008 and made up of 19 one and two bedroom apartments in two detached buildings.

Found on The Wheatridge, this development is an ideal place to spend an independent retirement in a very sort after residential location. Bus stop 400 yards, town centre 3 miles. A local doctor's surgery is also nearby.

New residents are accepted from 55 years of age.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and a 24hr a day emergency call system. Lift to all floors.

### Apartment

Two bedroom top floor apartment, with a parking space included. The property comprises an entrance hall, lounge/Diner, kitchen, two double bedrooms. This apartment benefits from having a shower and a bath.

### Entrance Hallway

A front door with spy hole and letter box opens into the entrance hall. From the entrance hall you have a door to the storage cupboard which houses the Gledhill hot water boiler. Emergency speech module and

pull-cord. Smoke detector. All other doors lead to shower room, bedrooms, and living room. Emergency speech module and pull-cord.

### Living Room

a good sized living room with beautiful views of Robinswood Hill. Two ceiling light points, two electric radiators. Sky TV and telephone points (connection fees may apply). Open plan kitchen off the lounge.

### Kitchen

Open plan kitchen with a sky light, eye & base level units with roll edge work surfaces, sink/drain, electric oven with separate electric hob & hood, integrated fridge & freezer, power points, part tiled walls, recessed down lights. Tiled floor.

### Bedroom

Double bedroom with double glazed window, electric radiator, power points, TV point, Fitted mirror fronted wardrobes.

### Second bedroom

A bright and spacious second bedroom that could even be used as an office or hobby room. Double glazed window, electric radiator, power points, TV point.

### Bathroom

Fully tiled shower room with vanity unit wash hand basin with lever taps and mirror over. WC and level access shower cubicle behind glass block wall, as well as a full length bath. Heated towel rail, shaver point, wall heater and emergency pull-cord.

### Service charge breakdown

- 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
- The service charge is £5,489.39 for the financial year ending 28/02/2027. 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 contact your Property Consultant or Concierge.

### Ground rent and lease info

Lease: 125 years from 1st Jan 2008  
Ground rent: £515 per annum  
Ground rent review: 1st Jan 2038

### Moving Made Easy

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 speak with our Property Consultant today.

