Castlemeads Court Westgate Street, Gloucester GL1 2PA

£80,000

naylor powell

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• Two double bedroom ground floor retirement property • Over 55's apartment complex • 24 hour emergency response system • Communal garden & living facilities • Security door & intercom system • Car parking facilities • City centre location & close proximity to Gloucester Docks • EPC rating of TBC • Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027

Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hallway
Access to all rooms provided with two generously sized storage cupboards.

Living Room
Generous sized living room with window overlooking the City Centre. Access is also provided to the kitchen.

Kitchen
Cosy kitchen complete with cupboards floor to ceiling and plenty of worktop space. Electric oven and hob included, with space for washing machine. Window to street view.

W.C.
Large w.c. completed with wash hand basin and w.c.

Master Bedroom
Generously sized master bedroom with window to front aspect, completed with built-in wardrobe.

Second Bedroom
Double bedroom with built in wardrobe which includes a Murphy Bed. Window to front aspect.

Bathroom
Main bathroom comprising w.c., wash hand basin and bath with assisted access.

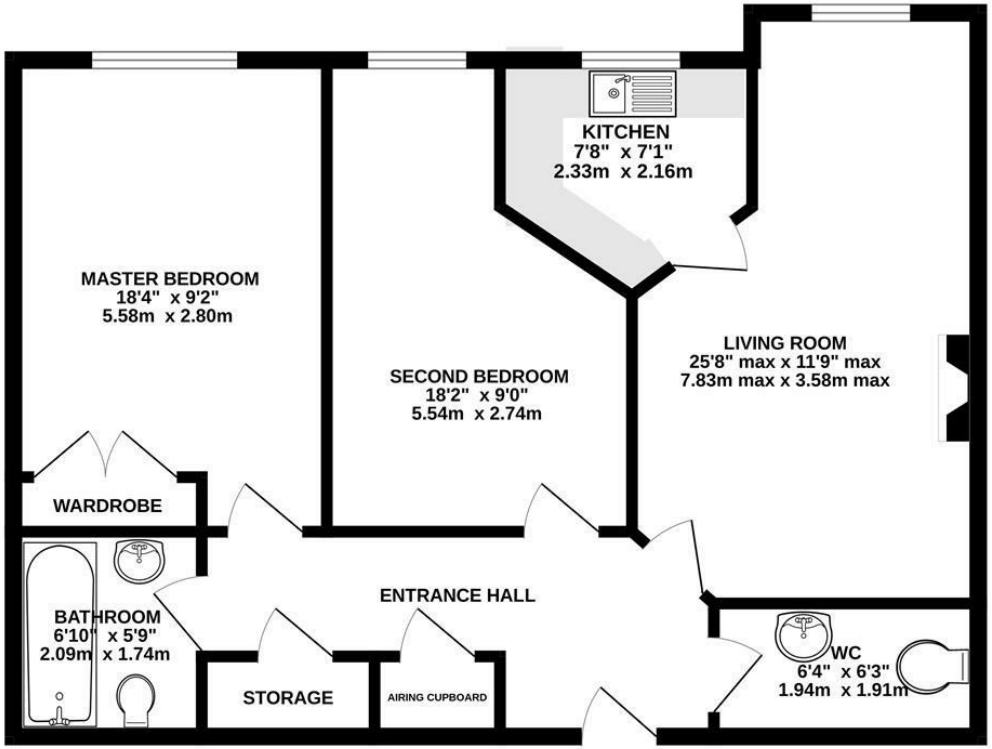
Communal Facilities
Downstairs is a large communal lounge where many events are held as well as a quiet reading room housing a multitude of books and jigsaw puzzles. This leads through to a communal laundry room with a bank of newly installed washing machines and tumble dryers for the residents to use. Double doors provide access to the the garden area offering plenty of seating and planting for residents to relax. Castlemeads court also benefits from an Apello 24 hour alarm system, wheelchair access, secure parking and an onsite house manager available weekdays between 9am-1pm.

Location
Located in the heart of the historic city of Gloucester a stones throw from the Cathedral and with far reaching views across the river Severn and to the Countryside. The apartment is within close proximity of various high street and independent shops and eateries. A short distance away is the Gloucester and Sharpness Canal link through the historic Gloucester Docklands, which benefits from the Quays designer outlet, waterfront bars, restaurants and cinema. for those who enjoy getting out and about there are various Gloucester locations close by; Robinswood Country Park, lengthy canal walks, various parks and the wetland reserves within and immediately outside the city boundaries. There are easy links to Birmingham, Bristol, Cheltenham and Stroud by road, rail or bus from Gloucester train and bus stations, including a direct link to London Paddington.

Material Information
Tenure: Leasehold of 125 years from 1998 (97 years remaining). Managed by First Port with a service charge of £4,497.86 per annum and ground rent of £702.98 per annum paid in half yearly instalments. Careline emergency call system, building insurance and contents of communal areas, electric/heating/power to communal areas and remuneration of the on-site House Manager are all included.
Information correct as of 20/7/26

Local authority and rates: Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric
Broadband speed: Standard 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps - Highest available download speed
Mobile phone coverage: Three, O2

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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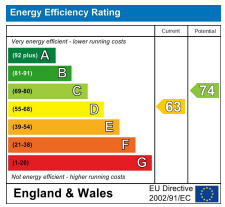
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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