



Llanthony Place St. Ann Way, Gloucester GL2 5GQ

£299,950



Llanthony Place St. Ann Way, Gloucester GL2 5GQ

• Over 70's McCarthy Stone retirement development • Luxury two double bedroom apartment • Generous living accommodation & high quality fittings • Spacious balcony with stunning waterside views over the Gloucester & Sharpness canal • Allocated parking space • Communal gardens, lounge area and bistro restaurant • 24 hour on-site staff with the retirement living plus scheme • EPC rating B84 • Gloucester City Council - Tax Band C (£1,907.00 per annum) 2024/2025



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

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Entrance Hallway

Spacious hallway provides access to both bedrooms, living room, shower room, w.c, large utility cupboard and 24 hour emergency response system.

Living Room / Dining Room

Generous in size, the living room provides ample space for a dining area if required. Access is also provided to the modern fitted kitchen and to the private balcony offering waterside views overlooking the Gloucester & Sharpness canal towards the Cathedral in the distance.

Kitchen

The modern kitchen benefits from ample worktop and storage space alongside integrated appliances to include low level hob and oven as well as a fridge and freezer. Window overlooks the rear aspect offering further waterside views.

Bedroom One

The master bedroom boasts a walk-in wardrobe whilst benefitting further waterside views across the canal.

Bedroom Two

Currently used as a study, the double bedroom continues to provide water views.

Shower Room

The purpose built shower room comprises of a wet room area alongside w.c, heated towel rail, hand basin and vanity unit.

W.C

Separate cloakroom comprises w.c and wash hand basin.

Communal Areas

The over 70's development allows for all residents to socialise with other residents with a large lounge area and bistro restaurant. A range of activities and entertainment are provided for the residents such as day trips, live music and film nights. The residents can also benefit from a communal laundry room situated on the ground floor. Electric scooter store room is also provided alongside 24 hour duty manager

and bespoke care packages. A guest suite is also available for a small fee.

Outside

Externally the development boasts communal landscaped gardens for residents with seating areas. The apartment also comes with an allocated parking located to the front of the building.

Location

Designed for the over 70s this newly built development of privately owned apartments, Llanthony Place is ideally situated Quayside in close proximity to an array of shops and local amenities at the designer Gloucester Quays outlet and the historic Gloucester Docklands and Llanthony Priory as well as stunning views of Gloucester Cathedral. Sainsburys supermarket is within close proximity as are many restaurants all within walking. A direct line to London Paddington from the train station is also a short distance away.

Material Information

Tenure: Leasehold property with a lease of 999 years from June 2019, 993 years remaining as of June 2025. Ground rent of £510 per annum to be reviewed June 2034. Service charge of £12,763.44 per annum to include 24 hour site staffing and emergency call system, one hour domestic assistance per week, water rates, buildings insurance, security and general maintenance of the building and communal areas.

Information correct as of 14/07/25

Local authority and rates: Gloucester City Council - Tax Band C (£1,907.00 per annum) 2024/2025

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

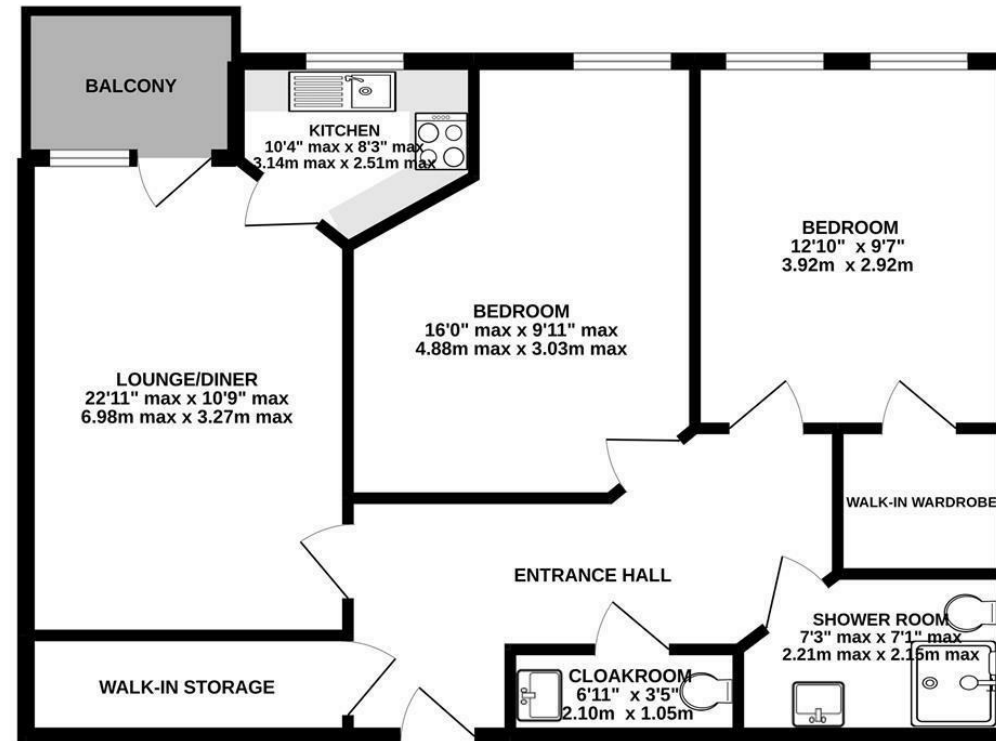
Heating: Electric Heating

Broadband speed: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps - Highest available download speed

Mobile phone coverage: EE, Three, 02, Vodafone



GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
82 (plus) A		84	84
81-81 B			
79-80 C			
75-78 D			
70-74 E			
65-69 F			
61-64 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



