



**Llanthony Place St. Ann Way, Gloucester GL2 5GQ**  
**£204,950**





## Llanthony Place St. Ann Way, Gloucester GL2 5GQ

- Over 70's McCarthy & Stone retirement development
- Luxury one double bedroom apartment
- Generous living accommodation & high quality fittings
- Private balcony area with far reaching views
- Communal gardens, lounge area and bistro restaurant
- 24 hour assistance with the retirement living plus scheme
- 10 year NHBC guarantee
- EPC rating B82



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

**£204,950**

**01452 398010**

**docks@naylorpowell.com**

**www.naylorpowell.com**

### Accommodation

Situated on the third floor of the stunning McCarthy & Stone development at Llanthony place on the edge of the Historic Gloucester Docks and Llanthony Priory. Stairwell and lift provide access to the apartment itself.

Upon entering the apartment itself the generous sized entrance hall benefits from a spacious storage cupboard, 24 hour Tunstall emergency response system and provides access to the shower room, bedroom and lounge area. The master bedroom boasts a walk-in wardrobe whilst benefitting from stunning views across the Llanthony Priory to May Hill in the distance. The purpose built shower room comprises of a wet room area alongside w.c, heated towel rail, hand basin and vanity unit.

Completing the internal specification of the apartment, the generous sized lounge and dining provides generous living accommodation whilst leading to the modern fitted kitchen complete with integrated appliances to include low level oven, hob, fridge and freezer. Additionally the lounge opens to spacious and private balcony area with a continuation of the views from the bedroom.

The over 70's development allows for all residents to socialise with other residents in the communal landscaped gardens, lounge area and bistro restaurant. The residents can also benefit from a communal laundry room situated on the ground floor.

### Location

Exclusively designed for the over 70s this newly built

executive 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. Gloucester Cathedral and a number of independent shops and boutiques, the newly renovated bus station providing regular services to all surrounding suburbs, alongside a direct line to London Paddington from the train station are a short distance away.

### Local Authority & Services

Gloucester City Council - Tax band B.

Mains water, drainage and electric are connected to the property.

### Tenure

Lease length - 999 years as of 2019.

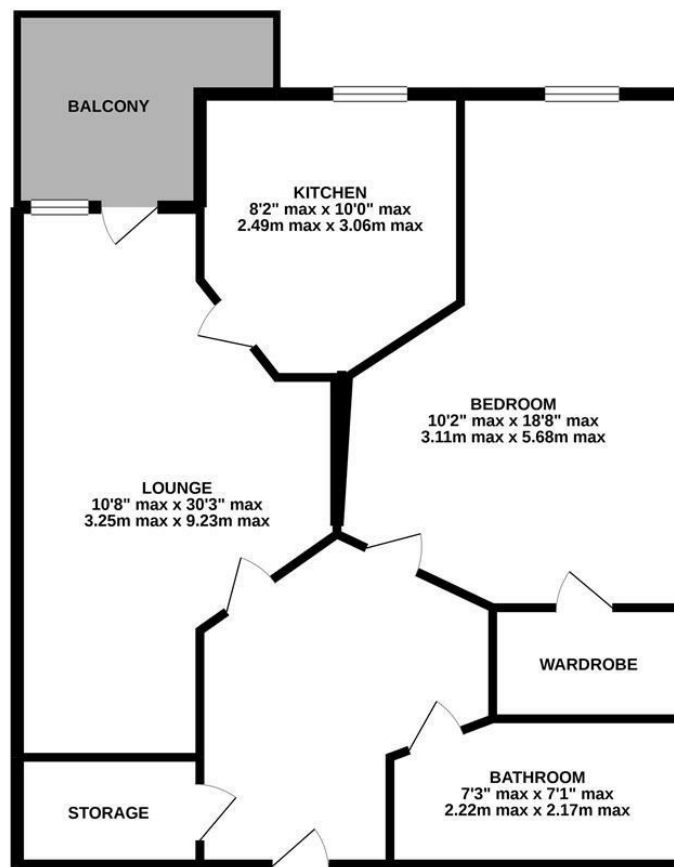
Maintenance charge of approximately £600 per month to include 24 hour site staffing and emergency call system, one hour domestic assistance per week, water rates, buildings insurance, security and general maintenance of the building and communal areas.

Ground rent - £431 per annum.

\*Information correct as of 10/7/21\*



## 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.  
Made with Mapbox 10/2021

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

