



Castlemeads Court, Westgate Street, Gloucester GL1 2PA

£79,950

NP naylor powell

Castlemeads Court, Westgate Street, Gloucester GL1 2PA

- Situated in an established over 55's development
- One double bedroom apartment
- Access to additional residents lounge
- Communal courtyard to enjoy the summer months
- EPC Rating B83
- Gloucester City Council - Tax Band B (£1,588.49 per annum)

£79,950

Entrance Hallway

The apartment itself is located in the established McCarthy & Stone Development, accessed via secure entrance and elevator access to each floor. Hallway entrance providing access to the bedroom, bathroom and kitchen/ diner and storage cupboard.

Kitchen

Kitchen offering a range of well kept base and wall mounted units, providing ample storage throughout, mid height integrated oven and electric hob. Window overlooking the front aspect.

Living room/ Dining Room

Spacious living room providing access through double doors to the kitchen. Window overlooking the front aspect.

Bedroom

Spacious double bedroom with fitted wardrobe and window overlooking the front aspect.

Bathroom

The bathroom comprises of w.c, wash hand basin, bath with shower attachment over.

Communal Facilities

Downstairs is a large communal lounge where many events are held aswell 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

Gloucester City Council - Tax Band B (£1,588.49 per annum).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric

Broadband speed: Standard 18Mbps, Superfast 80Mbps highest available download speed.

Leasehold with 99 years remaining on the lease. Managed by First Port service charges total approximately £2,340.58 per annum whilst ground rent totals £602 per annum. Charges are reviewed yearly.

Mobile phone coverage: Virgin Media, Openreach

Information correct as of 22/01/2024



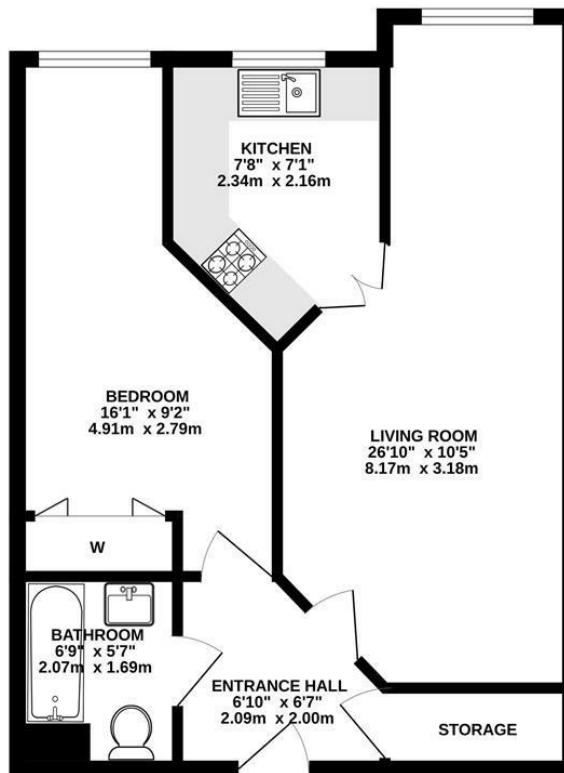
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GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 495 sq.ft. (46.0 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 not guaranteed. The vendor is liable for any error, omission or mis-statement. This is for identification 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			
101-140	A		
101-140	B		
101-140	C		
101-140	D		
101-140	E		
101-140	F		
101-140	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

