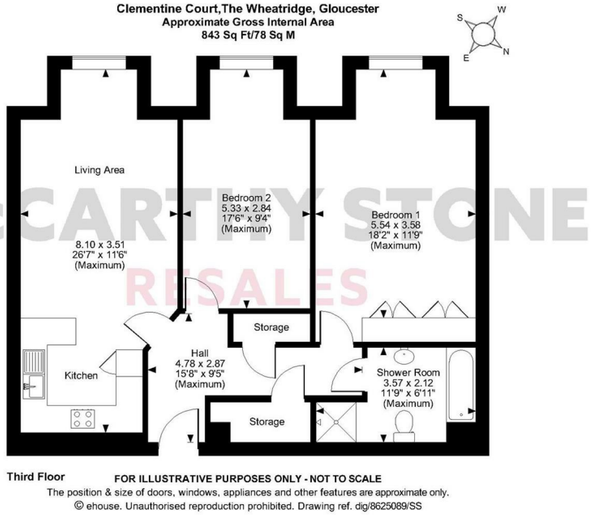
Excellent

Trustpilot

McCarthy & Stone
Resales.




McCARTHY STONE
RESALES















## 12 Clementine Court

The Wheatridge, Gloucester, GL4 4BG

2 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 12 Clementine Court could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £170,000
## Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- Parking space included
- Over looking Robinswood hill
- Landscaped Gardens
- Residents Lounge
- House Manager
- Security alarm system & secure entry
- Lift to all floors
- 24hr amergency call system
- Part exchange available
- Removals and solicitors quotes can be provided

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

# 12 Clementine Court, Gloucester

2 | 1 | Asking price £170,000

### 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/drainer, electric oven with separate electric hob & hood, integrated fridge & freezer, power points, part tiled walls, recessed down lights. Tiled floor. Washing machine included.

### 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.













