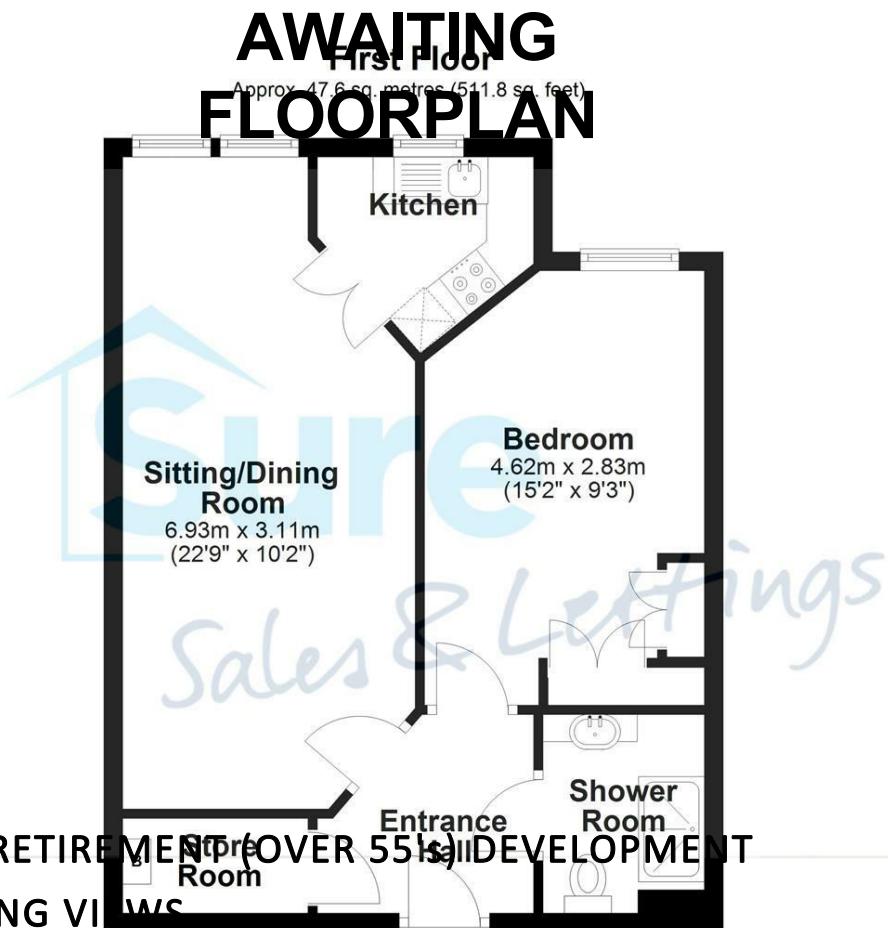




**30 LEFROY COURT
TALBOT ROAD
CHELTENHAM
GL51 6QA**

Price £115,000



- GATED RETIREMENT COMMUNITY OVER 55's DEVELOPMENT
- STUNNING VIEWS
- SOUTH-WEST ASPECT
- VERY WELL PRESENTED
- DOUBLE BEDROOM WITH FITTED WARDROBES
- NO CHAIN





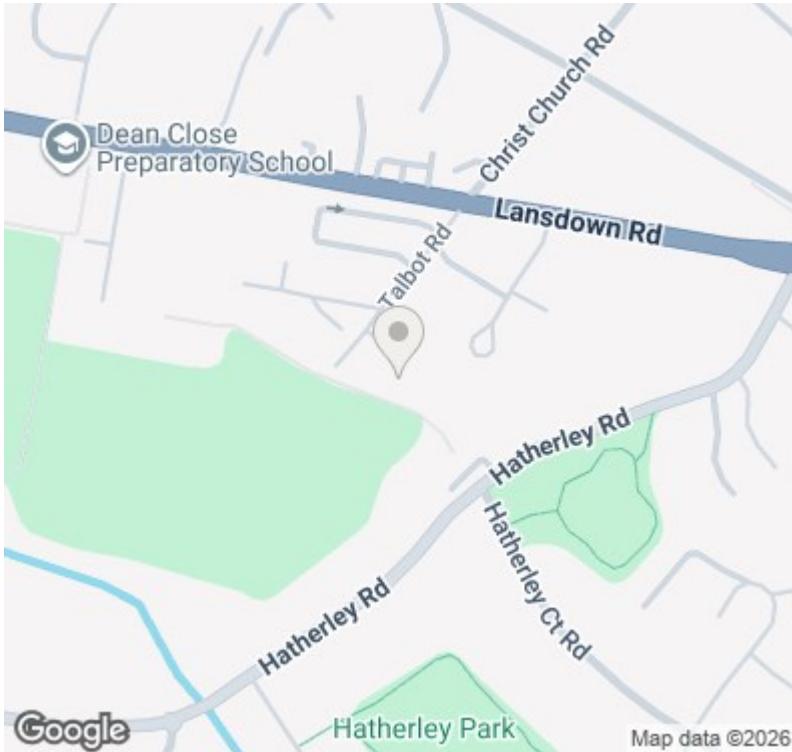


Communal facilities include a Laundry Room, Residents' lounge with kitchen, residents' parking area (first come first served), storage area for electric scooters, beautiful grounds and a Guest Suite.

A McCarthy & Stone Developments with a resident Development Manager. There is a security entry system and emergency pull cord in the flat and for periods when the Development Manager is off duty the emergency system is connected to a 24 hour emergency Appello call system







Local Authority

Gloucestershire

Council Tax

Band: B
Annual Price: £1,756

Conservation Area ?

Central

Flood Risk

Very low

Floor Area

0 ft² / 0 m²

Plot Size

0.36 Acres

Mobile Coverage

EE
Vodafone
Three
O2

Broadband

Basic
Superfast
Ultrafast

13 Mbps
80 Mbps
313 Mbps

Satellite / Fibre TV Availability

BT
Sky
Virgin

Leasehold 125 years from 01/08/2003 - 103 years unexpired

Maintenance Charge £3143.66 (paid half yearly)

Ground Rent £385 (paid half yearly)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Sure Property Group
23 Bath Street, Cheltenham
GL50 1YA
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info@surecheltenham.co.uk

Cheltenham COUNCIL TAX BAND B

Leasehold

