

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

**Price    £115,000**



# AWAITING First Floor Approx. 47.6 sq. metres (511.8 sq. feet) FLOORPLAN



- GATED RETIREMENT (OVER 55+) DEVELOPMENT
- STUNNING VIEWS
- SOUTH-WEST ASPECT
- VERY WELL PRESENTED
- DOUBLE BEDROOM WITH FITTED WARDROBES
- NO CHAIN

Total area: approx. 47.6 sq. metres (511.8 sq. feet)





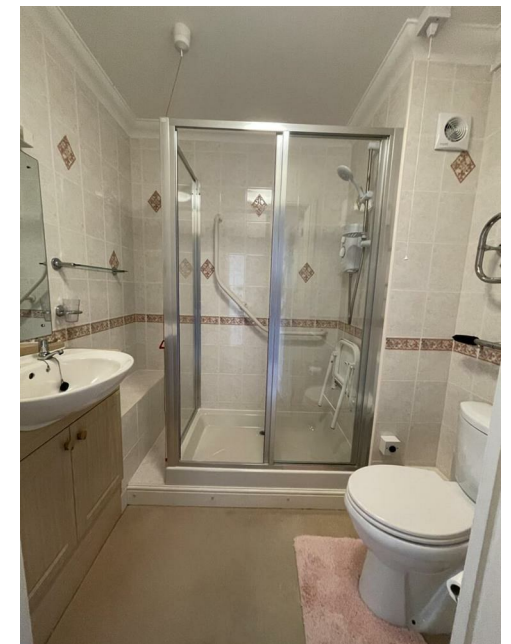






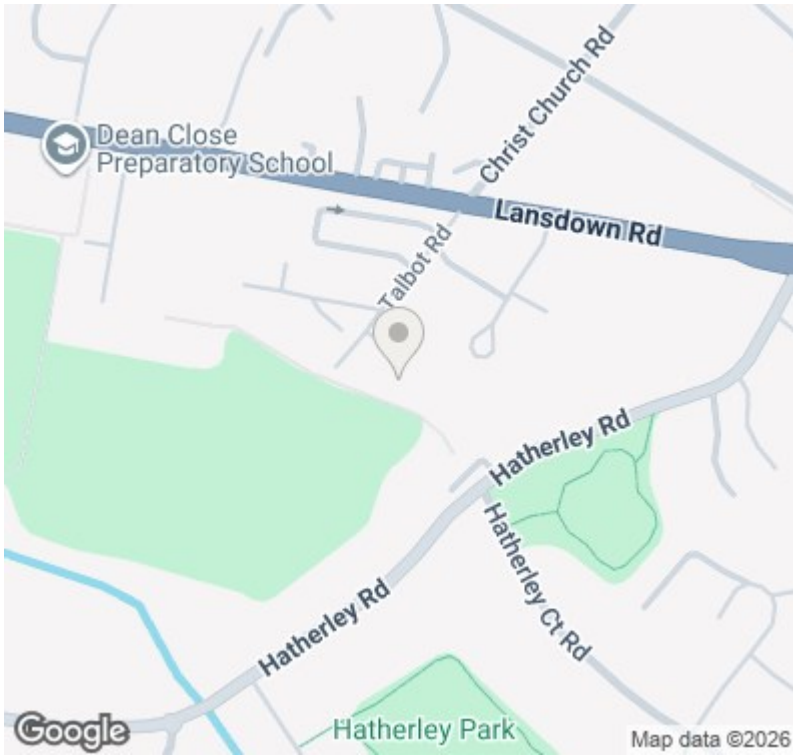
Communal facilities include a Laundry Room, Residents' lounge with kitchen, residents' parking area (first come first served), storage area for electric scooters, beautiful grounds and a Guest Suite.









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









<b>Local Authority</b>		<b>Council Tax</b>	
Gloucestershire		Band:	B
		Annual Price:	£1,756
<b>Conservation Area</b> 		<b>Flood Risk</b>	
Central		Very low	
<b>Floor Area</b>		<b>Plot Size</b>	
0 ft <sup>2</sup> / 0 m <sup>2</sup>		0.36 Acres	
<b>Mobile Coverage</b>		<b>Broadband</b>	
EE		Basic	13 Mbps
Vodafone		Superfast	80 Mbps
Three		Ultrafast	313 Mbps
O2			
<b>Satellite / Fibre TV Availability</b>			
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) <b>A</b>		
(81-91) <b>B</b>	82	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Cheltenham COUNCIL TAX BAND B

Leasehold

