



Sure
Property Group
Cheltenham



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

Price £98,500

AWAITING First Floor FLOORPLAN

Approx. 47.6 sq. metres (511.8 sq. feet)



- GATED RETIREMENT (OVER 55s) 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)

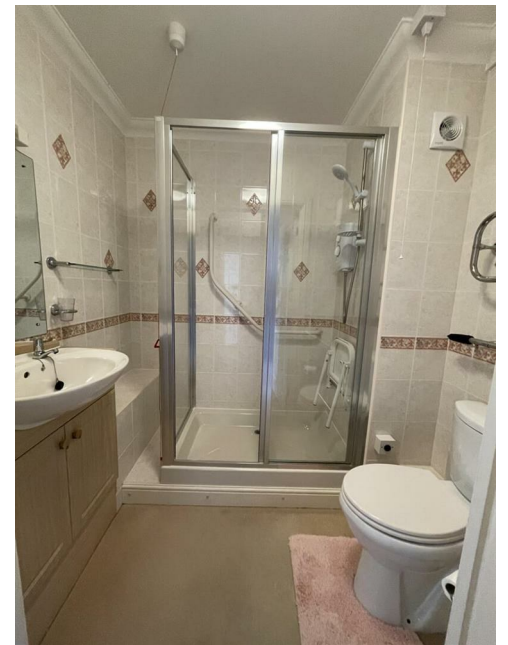




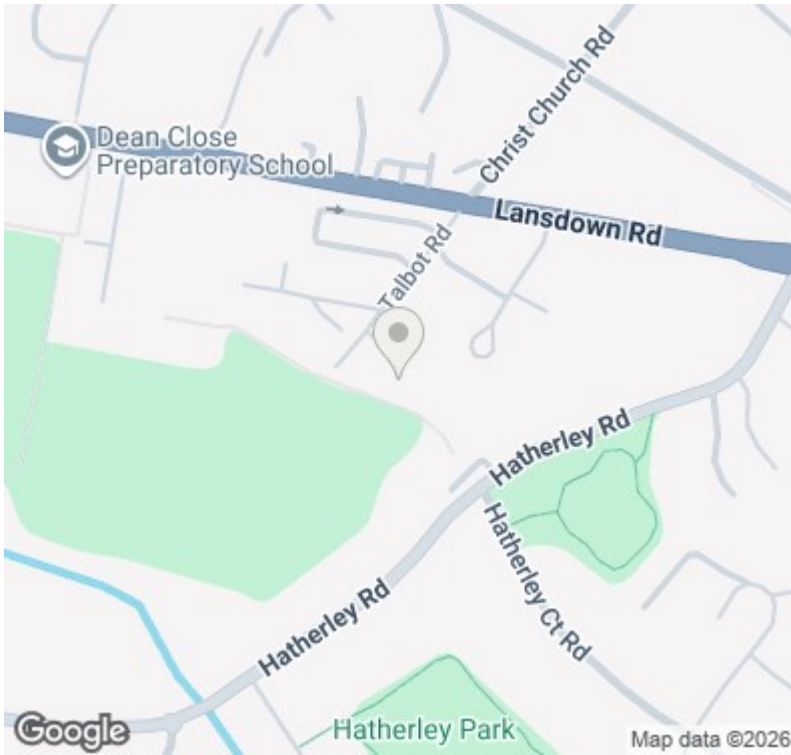


Communal facilities include a Laundry Room, Residents' lounge with kitchen, residents' parking area (first come first served), storage area for electric scooters, beautiful grounds and a Guest Suite.

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





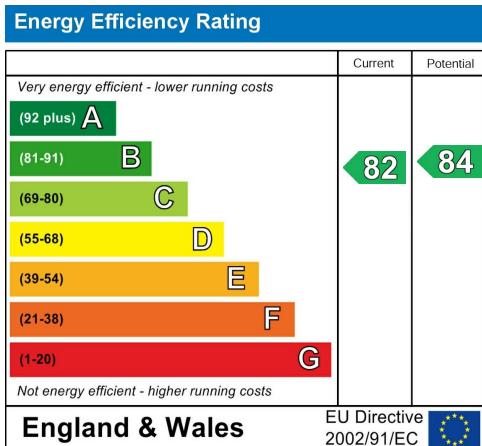


Local Authority Gloucestershire	Council Tax Band: B Annual Price: £1,756
Conservation Area ⓘ Central	Flood Risk Very low
Floor Area 0 ft ² / 0 m ²	Plot Size 0.36 Acres
Mobile Coverage	Broadband
EE ●	Basic 13 Mbps
Vodafone ●	Superfast 80 Mbps
Three ●	Ultrafast 313 Mbps
O2 ●	
Satellite / Fibre TV Availability	
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)



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Cheltenham COUNCIL TAX BAND B

Leasehold

