



Sure
Property Group
Cheltenham

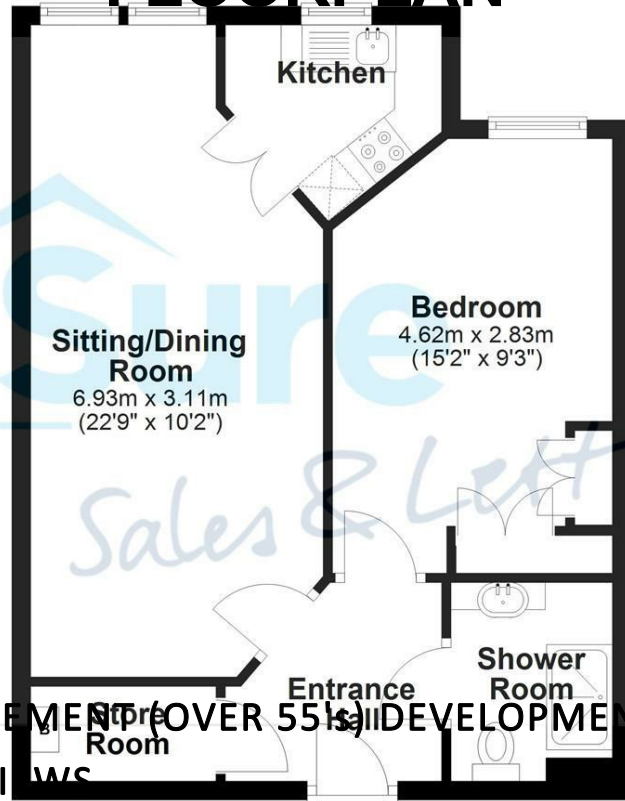


**30 LEFROY COURT
TALBOT ROAD
CHELTENHAM
GL51 6QA**

Price £115,000

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)

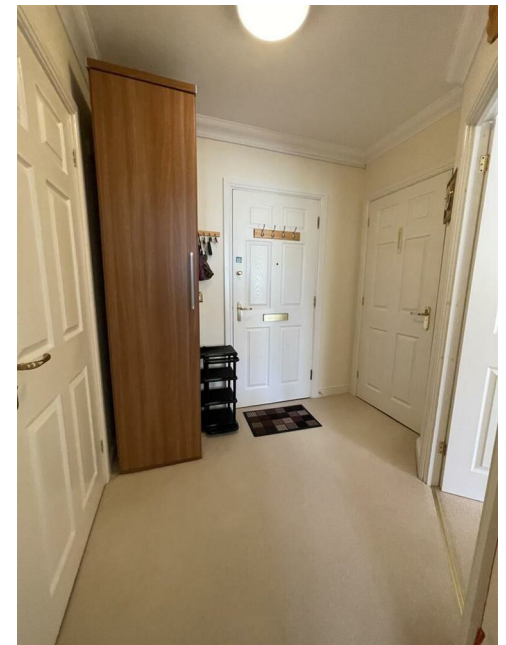




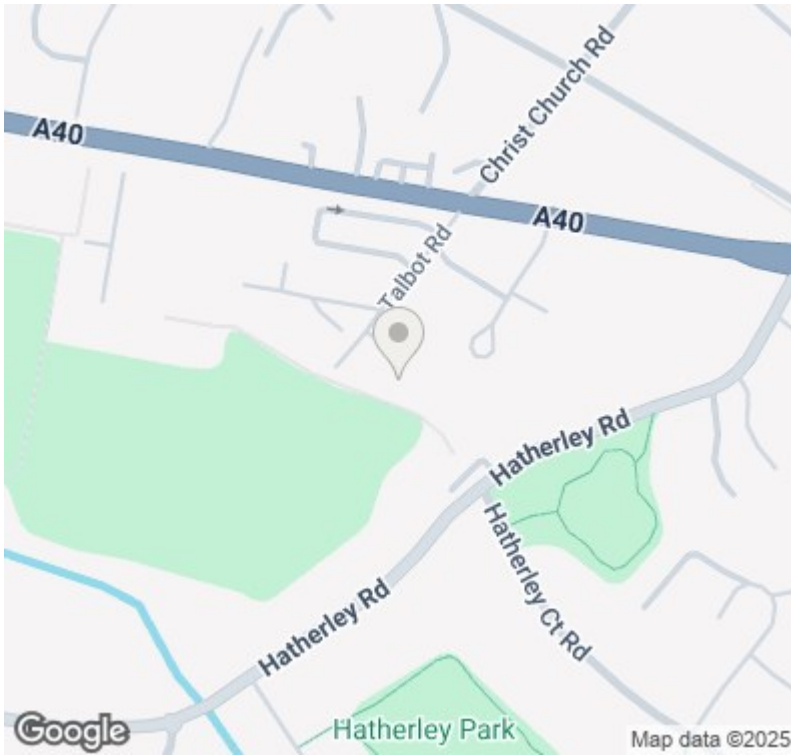
Most delightful first floor retirement (over 55's) apartment with fabulous views. Offering well presented accommodation the property has electric heating (with recent years replacement radiators and a room stat). There is a lift and stair access to the first floor and you enter the apartment into a good sized entrance hall which has a spacious walk in storage cupboard, the living/dining room is very pleasant and the dining area is where you will find the French doors to the Juliette balcony which faces c. south westerly and the views are quite stunning – a lovely place to sit and enjoy your coffee/food. There are double doors into the fitted kitchen (with dishwasher, fridge/freezer, oven and hob) and the kitchen sink also has the far reaching views. The double bedroom has fitted wardrobes and those views again! There is a spacious bathroom with walk-in shower. (NB furniture is available on request free of charge)

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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(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	

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Cheltenham COUNCIL TAX BAND B

Leasehold

