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PRICE: £180,000

REF: CD23584

**33 The Manor
Churchdown
Gloucester
GL3 2HT**



**A GOOD SIZE FIRST FLOOR TWO BEDROOM APARTMENT FORMING
PART OF THIS EXTREMELY PRESTIGIOUS RETIREMENT COMPLEX IN
THE HEART OF CHURCHDOWN VILLAGE**

**COMMUNAL ENTRANCE HALLWAY: SITTING ROOM: KITCHEN: TWO
BEDROOMS: BATHROOM: GAS-FIRED CENTRAL HEATING: DOUBLE-GLAZING:
EXTENSIVE COMMUNAL FACILITIES TO INCLUDE COMMUNAL GUEST ROOM,
COMMUNAL SITTING ROOM, LAUNDRY AND COMMUNAL GARDENS**

Estate Agents

Surveyors

Valuers

Website: www.farrandfarr.co.uk

FOUR LOCAL OFFICES

33 THE MANOR, CHURCH ROAD, CHURCHDOWN, GLOUCESTER GL3 2HT.

The Manor is a very prestigious retirement complex situated in the heart of Churchdown Village and served by good local amenities with an excellent bus service to both Cheltenham and Gloucester alike. Number 33 is, in our opinion, a very pleasant first floor two bedroom property benefitting from double-glazing and warmed by gas-fired central heating. The accommodation is arranged as follows: -

Communal entrance door with stairs and lift to first floor. Door into: -

ENTRANCE HALLWAY: Radiator. Emergency pull cord. Central unit. Intercom to front door. Cupboard housing hot water tank with lattice shelving. Access to loft space via loft ladder. Coats cupboard. White painted Georgian panelled doors to: -

SITTING ROOM: **18'8 (5.70m) x 10'8 (3.26m).** Double-glazed patio doors to small enclosed balcony area. Coving to ceiling. Gas boiler with Maxi gas fired back boiler supplying central heating system and domestic hot water. Power points. T.V. point. Radiator. Concertina door through to: -



KITCHEN: **8'10 (2.68m) x 5'9 (1.75m).** Fitted kitchen of wall and base units with roll edge laminated work surfaces. Stainless steel single drainer and sink unit. Part tiled walls. Gas and electric cooker points. Space for upright fridge freezer. Double-glazed window to front elevation. Power points.

BEDROOM 1: **11'9 (3.59m) x 10'1 (3.08m).** Double-glazed window to front elevation. Radiator. Coving to ceiling. Power points. Built in wardrobe with mirror fronted sliding doors.

BEDROOM 2: **9'11 (3.01m) x 7'1 (2.15m).** Double-glazed window to rear elevation. Radiator. Power points.



33 THE MANOR, CHURCH ROAD, CHURCHDOWN, GLOUCESTER GL3 2HT.

BATHROOM: Coloured suite of low level bath with fully tiled return and electric shower. Pedestal wash hand basin. Low level W.C. Part tiled walls. Shaver point. Extractor fan.

OUTSIDE: The property enjoys the use of the communal grounds with very well maintained landscaped gardens. There are also extensive communal facilities including sitting room/meeting room for the residents enjoyment, laundry room with commercial washers and dryers, drying lines and guest bedroom available at a nominal nightly charge.



TENURE: Leasehold - 125 years from 1987

MAINTENANCE CHARGE: 1st Nov 2020 to 31st Oct 2021, £341.68 per quarter plus £44 per annum building insurance paid 1st November.

ENERGY RATING: C-70

AGENTS NOTE: ALL MEASUREMENTS ARE APPROXIMATE

VIEWING: BY APPOINTMENT VIA THE AGENT

33 THE MANOR, CHURCH ROAD, CHURCHDOWN, GLOUCESTER GL3 2HT.

HUCCLECOTE RETIREMENT PROPERTIES LIMITED



Hucclecote Retirement Properties Limited is the freeholder of three very pleasant retirement schemes, The Manor in Churchdown Village, Hucclecote Mews on Hucclecote Road and Hucclecote Lodge, again on Hucclecote Road.

All three schemes are age-restricted, The Mews is Over 50's. The Manor is Over 55's and The Lodge is over 60's. All three schemes have a non-resident house secretary who is responsible for the efficient running of the complexes. They are not for any nursing requirements and they are not care assistants.



Hucclecote Retirement Properties Limited does not charge the residents for the management services, or accountancy services associated with the management services or production of service charge statements, but it does charge a fee on the transference of the lease when somebody sells their individual property. This is calculated on a sliding scale from 2% to 5% of the sale value and paid, on completion, from the proceeds of the sale as per the lease. There is, of course a service charge for all three schemes. The exact figure should be quoted on the Estate Agent's Sales

particulars which you should have been provided. If they are not quoted on the sales particulars please ask the Agent to provide them.



If you are unsure of any of these points, please do not hesitate to contact our offices and we will be only too happy to discuss the matter and provide any further information as requested.

Agents for Hucclecote Retirement Properties Limited
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