

Farr & Farr

1 Church Road
Churchdown
Gloucester GL3 2ER
Tel: (01452) 857421
Fax: (01452) 541423

50 Hucclecote Road
Hucclecote
Gloucester GL3 3RT
Tel: (01452) 613355
Fax: (01452) 541800

40 Oxstall Way
Longlevens
Gloucester GL2 9JQ
Tel: (01452) 380444
Fax: (01452) 418482

2a Worcester Street
Gloucester
GL1 3AA
Tel: (01452) 500025
Fax: (01452) 415795

PRICE: £150,000

REF: CD23541

**37 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

37 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 37 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 serving just two flats into: -

COMMUNAL

Flight of stairs leading up to flat 37 front door into: -

ENTRANCE HALLWAY: Alarm pull cord monitoring system. Intercom to communal front door. Radiator. Power point. Access to loft space. Cupboard housing 'Worcester' combination boiler supplying hot water and central heating system. Wall mounted central heating thermostat. White Georgian panelled doors to: -

SITTING ROOM:

13'8 (4.17m) x 14'4 (4.36m). Double-glazed window to front elevation overlooking the central car park to the development. Power points. Telephone point. Alarm pull cord. Radiator. Television point. Coving to ceiling. Storage/cloaks cupboard. Door through to: -



KITCHEN:

9'8 (2.94m) x 6'1 (1.85m). Fitted kitchen of wall and base units with square edge laminated work surfaces and matching upstands. Single drainer sink unit with mono bloc chrome tap over. Built in fan assisted double oven. Electric hob with glass backing plate and extractor hood over. Space for upright freezer. Space for under work surface fridge. Fixed dome light. Part-tiled walls. Power points. Alarm pull cord. Wooden casement sealed unit double-glazed window to front elevation.



37 THE MANOR, CHURCH ROAD, CHURCHDOWN, GLOUCESTER GL3 2HT

BEDROOM 1:

10'6 (3.19m) x 11'1 (3.38m) reducing to 9'4 (2.84m) to wardrobe door front. Mirror fronted double built-in wardrobe. Power points. Television point. Telephone point. Radiator. Double-glazed window to rear elevation overlooking very pretty communal gardens. Alarm pull cord. Wall mounted fuse board.



BEDROOM 2:

10'11 (3.33m) x 7'3 (2.2m). Radiator. Power points. Double-glazed window to rear elevation. Fuse box. Alarm pull cord.



BATHROOM:

White suite of enclosed shower cubicle with electric shower. Vanity wash hand basin with mono bloc chrome tap over and cupboard beneath. Low- point. Extractor fan. Alarm pull cord. Heated towel rail. Double-glazed window to side elevation.

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 residence enjoyment, laundry room with commercial washers and dryers, drying lines and guest bedroom available at a nominal nightly charge.



37 THE MANOR, CHURCH ROAD, CHURCHDOWN, GLOUCESTER GL3 2HT

TENURE: Leasehold - 125 years from 1987

MAINTENANCE CHARGE: 1st Nov 2020 to 31st Oct 2021, £379.20 per quarter plus £43 per annum building insurance paid 1st November.

ENERGY RATING: D - 65

AGENTS NOTE: ALL MEASUREMENTS ARE APPROXIMATE

VIEWING: BY APPOINTMENT VIA THE AGENT

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
CMG Residents Management Limited
134 Cheltenham Road, Gloucester, GL2 0LY
01452 331289 info@cmgleasehold.co.uk

