



MICHAEL TUCK
YOUR NO.1 ESTATE AGENT

The Agent with 5 Star Customer Service



www.michaeltuck.co.uk



Queen Anne Court, Quedgeley, Gloucester, GL2 4JY

2 Bedroom Retirement Apartment

£175,000

Excellent Condition
Over 65's Development
Communal Facilities
24 Hour Staffing

Viewing Advised
NO ONWARD CHAIN
Two Double Bedrooms
Energy Rating B

01452 543200

Michael Tuck Quedgeley

1 School Lane Quedgeley Gloucester Gloucestershire GL2 4PJ

GLoucester: ABBEYMEAD, CITY CENTRE, LINDEN, QUEDGELEY, WATERWELLS BUSINESS PARK. SWINDON, WORCESTER AND NATIONWIDE ONLINE

turtlehomes.co.uk Ltd. Registered in England No. 6236971 at Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN





Communal Entrance 0' 0" x 0' 0" (0.00m x 0.00m)

Both lift and stairs to first floor, radiators, emergency pull cords, door to property:

Entrance hallway

Storage cupboard that also houses the fuse box, second storage cupboard with slatted shelving, radiator, power points and doors to;

Lounge 17' 3" x 12' 3" (5.25m x 3.73m)

UPVC double glazed windows and french doors with 'juliet' balcony to rear aspect, electric feature fireplace, wall lights, radiator, emergency pull cord, power points, telephone point, television point and door to;

Kitchen 11' 8" x 8' 0" (3.55m x 2.44m)

UPVC double glazed window with electric opener to front aspect, range of matching wall and base level storage units with rolled edge work surface over, integrated cooker and 4 ring electric hob with integrated extractor over, integrated fridge freezer, one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for washing machine, wall mounted 'worcester' boiler, radiator, emergency pull cord, power points and space for small table and chairs.

Bathroom 11' 0" x 8' 2" (3.35m x 2.49m)

White suite comprising of low level WC, hand wash basin and pedestal, panelled bath with mixer tap, tiled walk in shower cubicle, radiator, emergency pull cord, spot light and extractor fan.

Bedroom 1 14' 8" x 10' 6" (4.47m x 3.20m)

UPVC double glazed window to front aspect, built in wardrobe with sliding mirrored doors, radiator, emergency pull cord, power points and television point;

Bedroom 2 14' 10" x 8' 11" (4.52m x 2.72m)

UPVC double glazed window to front aspect, radiator, emergency pull cord, power point and telephone point.

Cloakroom

Modern white suite comprising of low level WC, hand wash basin and pedestal, part tiles walls, extractor fan and emergency pull cord.

Tenure

Leasehold

Lease

125 years from 1st January 2009

Monthly Service Charge

As of 1st April 2015 - March 2016 - £437.84 including use of communal facilities, window cleaning, cleaner for one and a half hour per week, cleaning of communal areas, tending to communal gardens.

Viewing Strictly Through the Agent

Please call us on 01452 543200 or email estates.quedgeley@michaeltuck.co.uk to make an appointment.

Letting?

If you are interested in purchasing this property as an investment and would like advice on rental figures, please call our Lettings Department on 01452 541561.

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purpose only. **Not to scale.** In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.