



MICHAEL TUCK
ESTATE & LETTING AGENTS



33 Queen Anne Court, Quedgeley

Gloucester

£215,000

33 Queen Anne Court

Quedgeley, Gloucester

A well-presented two DOUBLE bedroom second floor apartment at Queen Anne Court with Lift Access, an over 65 only/independent living/retirement village, tucked away in the heart of Quedgeley!

The accommodation comprises; A spacious entrance hall with walk in cupboard/store room, separate guest cloakroom with WC and wash basin, two spacious double bedrooms, four-piece bathroom suite including wet room, living/dining room, kitchen with built in appliances including; fridge/freezer, washing machine, hob and oven.

The service charge includes a cleaner service for one and a half hours every week.

Pets are allowed as per the lease.

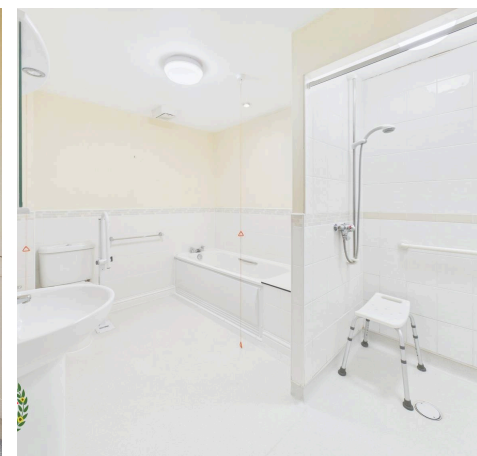
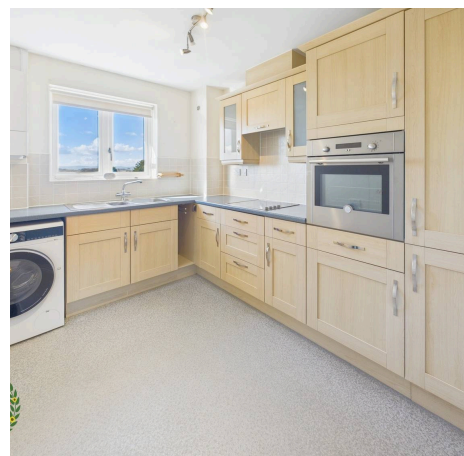
Call us today to arrange your viewing on 01452 543200!

Council Tax band: TBD

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Upvc Double Glazing
- Picturesque Views
- Four Piece Bathroom Suite
- No Onward Chain
- Two DOUBLE Bedrooms
- Independent Living/Over 65's Only Retirement Apartment
- Lift and Wheelchair Access
- Energy Rating B



Entrance Hallway

Living/Dining Room

Dimensions: 15' 5" x 12' 1" (4.70m x 3.68m).

Kitchen

Dimensions: 10' 11" x 8' 0" (3.32m x 2.44m).

Bathroom

Dimensions: 11' 2" x 8' 0" (3.40m x 2.44m).

Bedroom One

Dimensions: 13' 7" x 10' 5" (4.14m x 3.17m).

Bedroom Two

Dimensions: 13' 8" x 8' 9" (4.16m x 2.66m).

Guest Cloakroom With WC

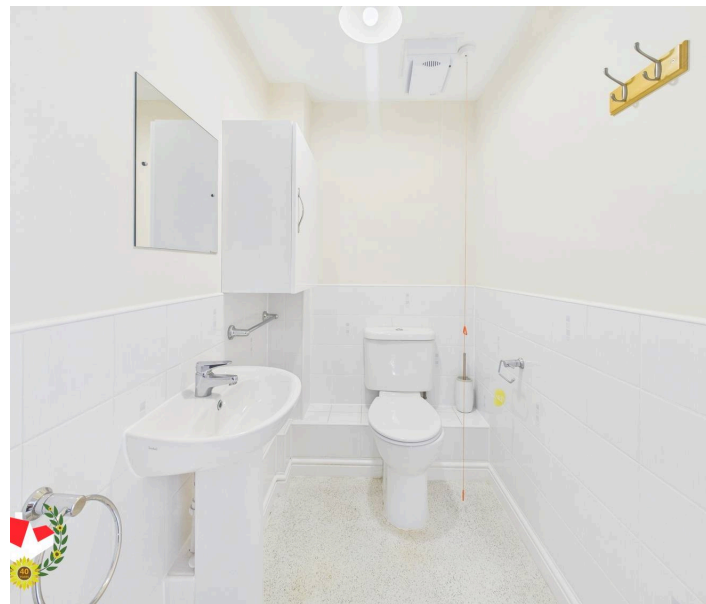
Dimensions: 5' 10" x 4' 5" (1.78m x 1.35m).

Tenure

Lease length: approx 110 years remaining 125 years from 1/1/2009 Ground rent: Peppercorn rent Service charge; £642.77 per month Pets are allowed as per the lease

Additional Information

Additional Information provided by vendor: Utilities • Electricity – mains • Gas – mains • Water – mains • Sewerage – mains • Broadband – fibre to the premises





Floor 1

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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