



Flat 87, Castlemeads Court, 143 Westgate Street

Gloucester

£70,000



# Flat 87

## Castlemeads Court, Gloucester

A RETIREMENT apartment situated within an OVER 55's Development with NO ONWARD CHAIN Located on the Second Floor with LIFT ACCESS the accommodation comprises of Entrance Hall, Lounge Diner, Kitchen , DOUBLE Bedroom and Shower Room. Castlemeads Court benefits from a Communal Lounge Area, Laundry Room and a Communal Gardens with Parking Available

Property for sale through Michael Tuck Estate Agents. To avoid missing out, call us today on 01452 543200 to book your viewing.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Over 55s Retirement Development
- Double Bedroom
- Lounge Diner
- Kitchen
- Communal Lounge & Laundry Room
- Lift Access
- Energy Rating B86





### Entrance Hall

### Lounge Diner

22' 5" x 10' 8" (6.83m x 3.25m)

### Kitchen

8' 1" x 7' 7" (2.47m x 2.31m)

### Bathroom

6' 10" x 5' 8" (2.08m x 1.72m)

### Utility Cupboard

6' 3" x 2' 9" (1.91m x 0.83m)

### Tenure - Leasehold

Ground Rent: £602 p.a Service Charge: £2630 pa Lease: 125 Years from 1st April 1998

### Additional Information

Electric - Mains; Water & Sewerage - Mains





**Utility Cupboard**

6'3" x 2'8"  
1.91 x 0.83 m

**Hallway**

7'7" x 6'9"  
2.33 x 2.07 m

**Lounge Diner**

10'8" x 22'5"  
3.25 x 6.83 m

**Kitchen**

7'6" x 8'1"  
2.31 x 2.47 m

**Double Bedroom**

9'1" x 16'0"  
2.78 x 4.89 m

**Bathroom**

5'7" x 6'9"  
1.72 x 2.08 m

**Approximate total area<sup>(1)</sup>**

492 ft<sup>2</sup>  
45.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • [estates.quedgeley@michaeltuck.co.uk](mailto:estates.quedgeley@michaeltuck.co.uk) • [www.michaeltuck.co.uk/](http://www.michaeltuck.co.uk/)



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