Kingsdale
REDEFINING RETIREMENT LIVING

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QUEEN ANNE COURT

QUEDGELEY





Redefining
Retirement Living

Retirement living is all about enjoying life, with time for new experiences, meeting new people and doing the things you want to do.





Unload the burdensome aspects of owning a property – continuing maintenance, looking after a garden, window cleaning – to a professional management company.

Take comfort from knowing that you continue to live independently, but that there is always support and help if you need it.

Choose the terms of how you live. You have the privacy of your own property, but the freedom to socialise and make new friends if you want to.





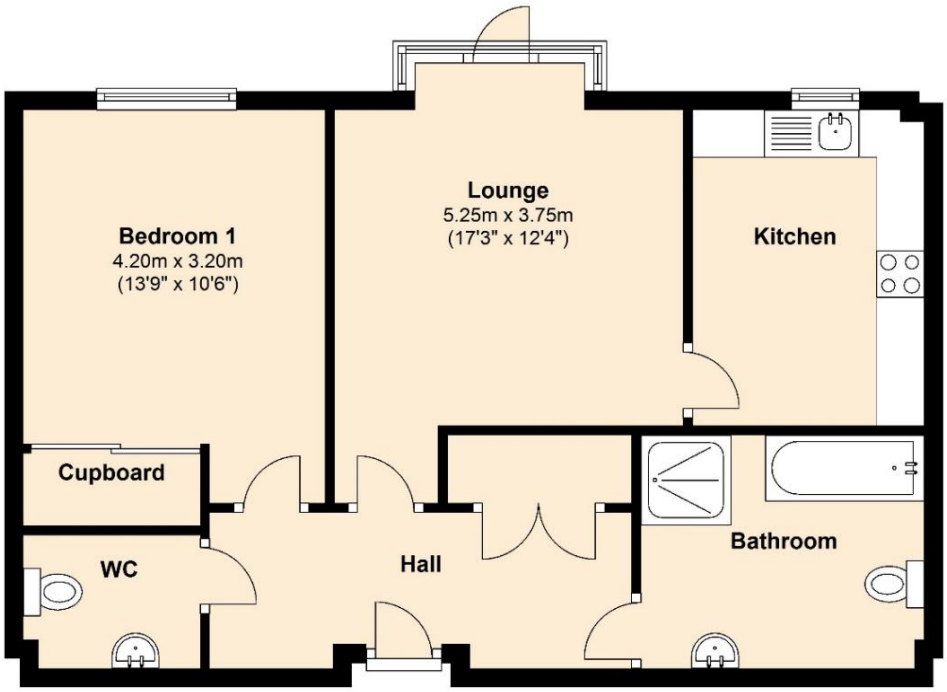


NO. 8 QUEEN ANNE COURT, QUEDGELEY, GLOUCESTER

A desirable one-bedroom, East facing apartment on the ground floor with patio doors opening out into communal gardens. Living/dining room including feature fireplace with electric fire, leading through to a well-appointed kitchen with built-in appliances including fridge/freezer, washer dryer, electric hob and oven, and gas combination boiler. Spacious double bedroom with built-in wardrobe. Master bathroom with bath, level access shower, WC and wash basin. Separate guest cloakroom with WC and wash basin. Spacious entrance hall with airing cupboard and second store room.

Price: £173,000	COUNCIL TAX BAND: A
	EPC RATING: C
MONTHLY SERVICE CHARGE: £707.81	GROUND RENT DUE FOR REVIEW: N/A
SERVICE CHARGE PERIOD: 1 April 2026 - 31 March 2027	LENGTH OF LEASE: 125 Years from 01/01/2009
12 MONTH GROUND RENT: None Payable	RESALE FEES: Less than 12 Months - 1% Reserve Fund Contribution 12 - 24 Months - 2% Reserve Fund Contribution 24 Months+ - 3% Reserve Fund Contribution

Ground Floor



8 Queen Anne Court, Quedgeley

NO. 26 QUEEN ANNE COURT, QUEDGELEY, GLOUCESTER

Kingsdale are pleased to bring to the market an immaculate two-bedroom apartment located in an over 65's development in Quedgeley, Gloucester. Accessed via a lift or stairs the property is located on the first floor with far reaching views to the rear. Comprising of an entrance hall, lounge with Juliet balcony, modern fitted kitchen, cloakroom and four-piece bathroom. Further benefits include UPVC double glazing and gas radiator central heating.

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' 0'' x 8' 0'' (3.35m x 2.44m)
UPVC double glazed window with electric opener to rear 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 and plumbing 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'' (at widest point) x 10' 6'' (4.47m x 3.20m)
UPVC double glazed window to rear aspect, built in double wardrobe with sliding mirrored doors, radiator, emergency pull cord, power points and television point.

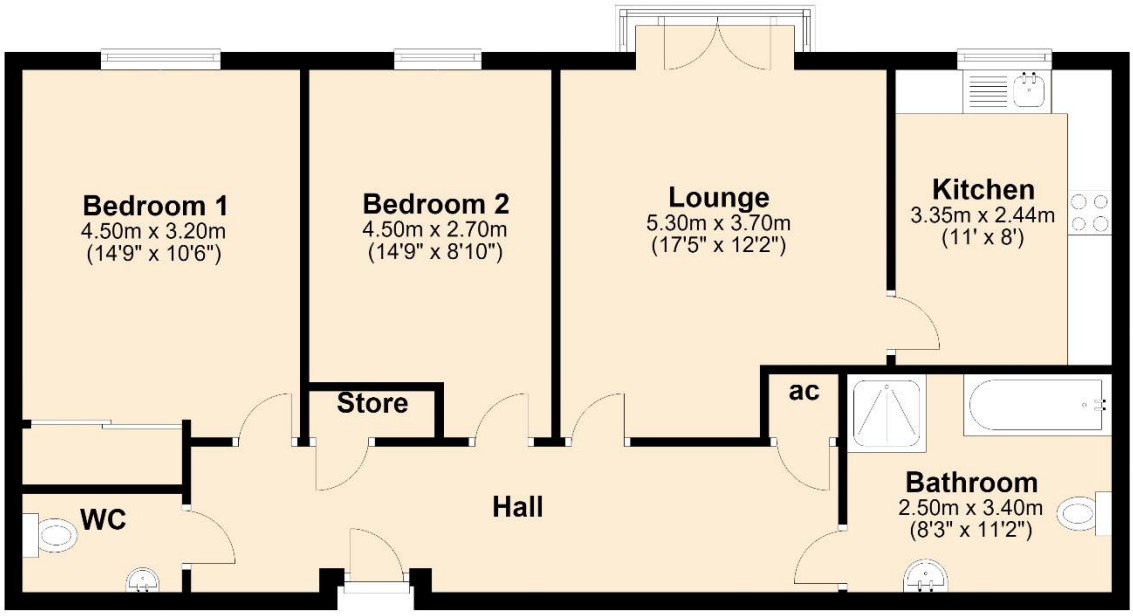
Bedroom 2 - 14' 10'' x 8' 11'' (4.52m x 2.72m)
UPVC double glazed window to rear aspect, radiator, emergency pull cord, power point and telephone point.

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

Price: £209,950	COUNCIL TAX BAND: B
	EPC RATING: B
MONTHLY SERVICE CHARGE: £707.81	GROUND RENT DUE FOR REVIEW: N/A

SERVICE CHARGE PERIOD: 1 April 2026 - 31 March 2027	LENGTH OF LEASE: 125 Years from 01/01/2009
12 MONTH GROUND RENT: None Payable	RESALE FEES: Less than 12 Months - 1% Reserve Fund Contribution 12 - 24 Months - 2% Reserve Fund Contribution 24 Months+ - 3% Reserve Fund Contribution

First Floor



26 Queen Anne Court, Quedgeley

NO. 27 QUEEN ANNE COURT, QUEDGELEY, GLOUCESTER

A desirable first floor, South facing apartment with two double bedrooms and a Juliet balcony overlooking the communal gardens.

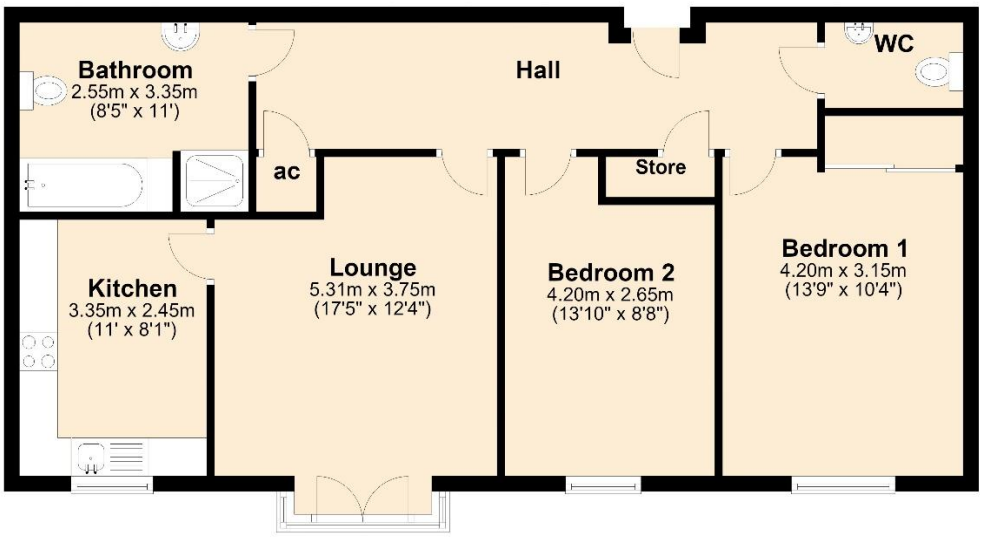
Living/dining room with feature electric fireplace leading through to a well-appointed kitchen with built-in appliances including; fridge/freezer, washing machine, electric hob and oven, and gas combination boiler, which provides the central heating and hot water.

The spacious master bedroom comes with a built-in wardrobe. The master bathroom includes a bath, wet room style walk-in shower, WC and wash hand basin. Separate guest cloakroom with WC and wash basin.

The apartment features a spacious entrance hall with airing cupboard and second store room.

Price: £235,000	COUNCIL TAX BAND: B
	EPC RATING: B
MONTHLY SERVICE CHARGE: £707.81	GROUND RENT DUE FOR REVIEW: N/A
SERVICE CHARGE PERIOD: 1 April 2026 - 31 March 2027	LENGTH OF LEASE: 125 Years from 01/01/2009
12 MONTH GROUND RENT: None Payable	RESALE FEES: Less than 12 Months - 1% Reserve Fund Contribution 12 - 24 Months - 2% Reserve Fund Contribution 24 Months+ - 3% Reserve Fund Contribution

First Floor



27 Queen Anne Court, Quedgeley

Classification:
Independent Living

Properties:
Constructed by Stepnell Limited.
Completed 2008.

Comprising of:
- 38 x two bedroomed apartments
- 3 x one bedroomed apartments
- 9 x bungalows

Services:
- Duty manager on site 24/7
- Emergency callouts between 9.30pm and 7.30am
- One and a half hours service time per week
- Restaurant facility offering a three-course lunch every day
- Handyperson
- Laundry service

Facilities:
- Lift access to all levels
- Owners' lounge
- Dining room
- Conservatory
- Guest suite
- Hobbies room
- Landscaped gardens
- Car parking
- Secure door entry
- Emergency alarm call system

Accessibility:
All areas at Queen Anne Court are wheelchair accessible. Situated in Quedgeley, within close proximity to the local shopping centre, large Tesco's, doctor's surgery, dentist surgery and chemist.

Lifestyle:
Queen Anne Court has a busy social programme including coffee mornings, bingo, keep fit classes, fish and chip suppers, quiz nights and themed lunches. The Hobbies Room affords a place for like-minded people to meet for a game of scrabble, cards or jigsaw making.

New Owners are accepted over 65 years of age.

Pets are welcome (subject to terms of the lease).



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QUEDGELEY

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Redefining Retirement Living







rightmove

Use https://tinyurl.com/2tfwj5bn to view properties for Queen Anne Court.