

## 20 Sovereign Court

34/40 Henry Street, Gloucester, Gloucestershire, GL1 3EL



**PRICE: £55,000**

**Lease: 99 years from 1988**

### Property Description:

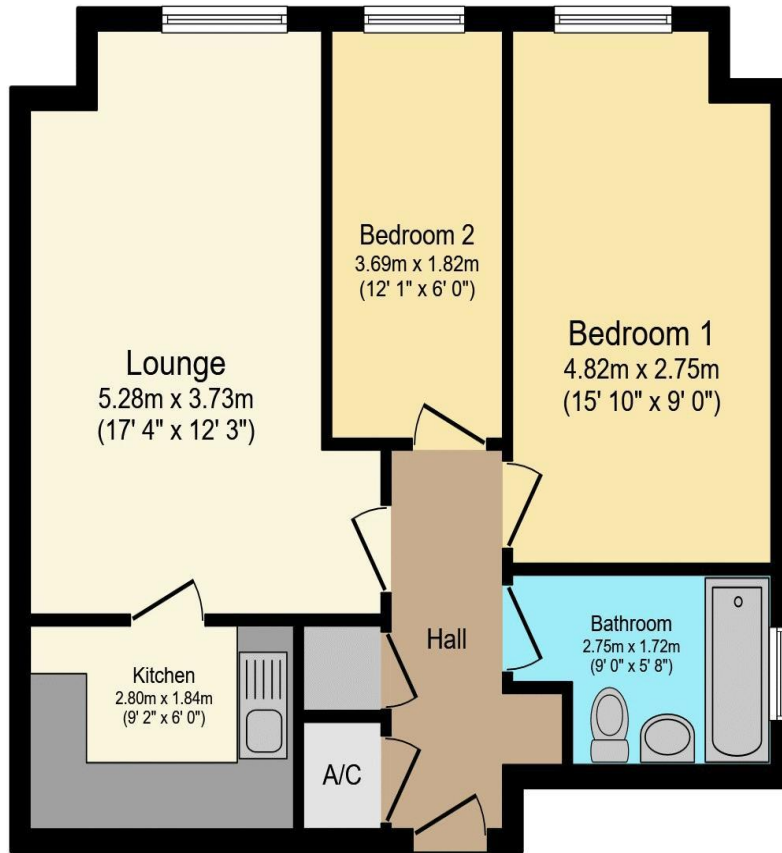
#### **A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR**

Sovereign Court was constructed by Weldon Leigh Homes and comprises 27 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge
- 24 hour emergency Appello call system
- Development Manager
- Lift to all floors
- Guest Suite
- Minimum Age 55
- Lease: 99 years from 1989



**For more details or to make an appointment to view, please contact  
Rachel Hazell**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	71	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/2024**

**Annual Ground Rent:**

**£165.83**

**Ground Rent Period Review:**

**Next uplift Jan 2032**

**Annual Service Charge:**

**£3,509.96**

**Council Tax Band:**

**A**

**Event Fees:**

**0% Transfer**

**0% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.