

## 30 Gheluvelt Court

Brook Street, Worcester, Worcestershire, WR1 1JB



**PRICE: OIRO £85,000**

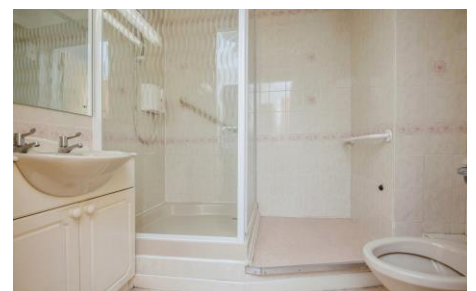
**Lease: 125 years from 1995**

### Property Description:


A FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT BENEFITING FROM VIEWS OVER THE FRONT AND SIDE OF THE DEVELOPMENT Gheluvelt Court is ideally situated opposite Gheluvelt Park with walks leading down to the River. Benefiting from a host of amenities nearby including, shops, hairdressers, cafes, doctors, dentists and chemists. Good local bus service with bus stop close to development. Constructed by McCarthy & Stone (Developments) Ltd and comprises 52 properties arranged over 3 floors served by lift. In addition, there is a separate detached block comprising four two bedroom apartments. The Development Manager may 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. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the

Residents' lounge  
Development Manager  
24 hour emergency Appello call system  
Rear landscaped gardens with stream  
Minimum Age 60

Guest Suite and a Lift to all floors  
Main entrance security camera  
Communal Laundry facilities  
Lease: 125 years from 1995



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/8/24**

**Annual Ground Rent:**

**£476.70**

**Ground Rent Period Review:**

**Next Uplift 2039**

**Annual Service Charge:**

**£3,401.06**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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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.