

## 5 Gheluvelt Court

Brook Street, Worcester, Worcestershire, WR1 1JB



**PRICE: £80,000**

**Lease: 125 years from 1995**

### Property Description:

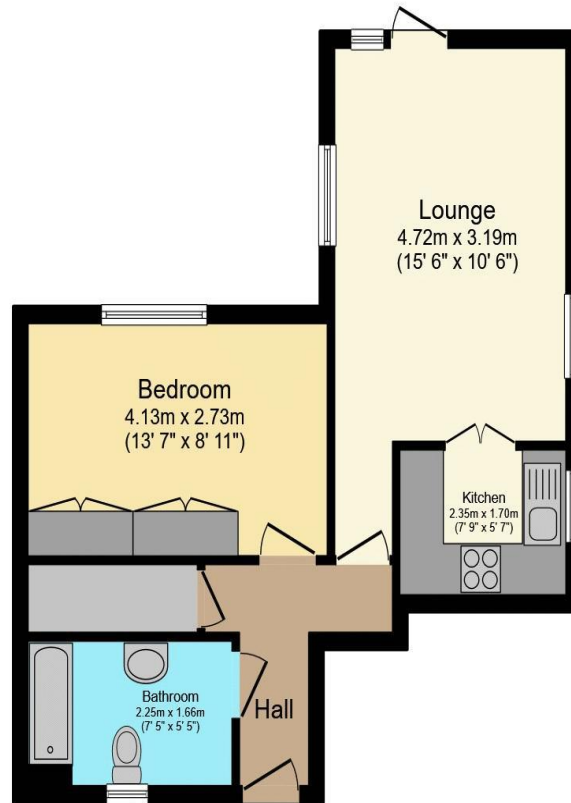
**A GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT WITH PATIO DOOR LEADING TO COMMUNAL GARDENS BENEFITTING FROM BEING RE-PAINTED AND NEW CARPETS THROUGHOUT.**

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 other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- 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**



Total floor area 43.2 sq.m. (465 sq.ft.) approx

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>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(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:**

**31/08/24**

**Annual Ground Rent:**

**£476.70**

**Ground Rent Period Review:**

**2039**

**Annual Service Charge:**

**£TBC**

**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.