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| APPROX. GROSS INTERNAL FLOOR AREA 954 SQ FT / 89 SQM | Llanthony Place |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | DATE: 05/06/24 photoplan |



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

Council Tax Band: C
Security Deposit: £3,576
Fee Summary: Reservation deposit of £500 to be offset against your initial payment and fully refundable.

McCarthy Stone

Retirement living *your way*

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

*To be offset against your initial payment and fully refundable should your tenancy not proceed. **Equivalent to 5 weeks rent of the apartment only, excludes any parking space rent. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. *** This is the fee payable should you wish to make an amendment to your tenancy provided this has been agreed by McCarthy Stone. Default Payments. Should any rent payments be late, we will charge a fee for the cost of chasing this rental payment (more than 14 days overdue) which is charged at 3% above the Bank of England's annual percentage rate for each day that the rent is outstanding. If you should lose or damage the keys to the building or property, you will be charged the reasonable costs incurred by McCarthy Stone for providing you with replacements. Fees include VAT at the prevailing rate where applicable. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786



PROTECTED



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6 Llanthony Place

Llanthony Road, Gloucester, GL2 5JQ

ONE MONTH FREE RENT APPLICABLE - ASK OUR TEAM FOR DETAILS.

Lovely TWO BEDROOM apartment located on the GROUND FLOOR of Llanthony Place, McCarthy Stone Retirement Living Plus development situated in Gloucester. This property benefits from AMPLE NATURAL LIGHT and SPACIOUS ROOMS. Found in a stunning WATERSIDE LOCATION, this apartment features a PATIO AREA which can be accessed from the living room and the master bedroom, which also enjoys a fantastic WALK IN WARDROBE, as well as a MODERN FULLY EQUIPPED KITCHEN. Llanthony Place offers an ONSITE RESTAURANT, a communal lounge, landscaped gardens, a CQC registered CARE TEAM, an ESTATE MANAGER, social events, and BESPOKE CARE PACKAGES.

Rent from £3,100 pcm

(Includes service charge)

Call us on 0800 8100 174
 to find out more.

rentalenquiries@mccarthyandstone.co.uk
 mccarthyandstone.co.uk

Property Features

- Ground floor with a patio area
- Walk in wardrobe in the master bedroom
- Level walk to all amenities
- Onsite bistro with fresh meals every day
- Stunning waterside location
- Pet friendly
- Estate Manager and on-site Care Team
- Residents Lounge & Function Room
- Landscaped Gardens
- Central position in the historic city of Gloucester

McCarthy Stone
 Retirement living *your way*

6 Llanthony Place, St Ann Road,, Gloucester, GL2 5GQ

About Llanthony Place

Llanthony Place is a stunning development thoughtfully designed exclusively for the over 70s. Llanthony Place is one of McCarthy & Stone's Retirement Living PLUS range and is facilitated to provide it's homeowners with extra care. An Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have. There is a table service Bistro serving lunch daily, a communal lounge which provides a great space to socialise, and if your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). Additional features include a Function Room, Laundry and lovely Landscaped Gardens. With qualified staff on-site 24 hours a day, and a 24-hour emergency call system, and camera entry system in each apartment, you can rest assured in your new home. Within the service charge, homeowners are allocated 1-hour domestic assistance per week; however additional hours can be arranged by prior arrangement.

Llanthony Place is conveniently placed for access to the bustling quay area of the city, which is a centre for shopping and socialising. A number of bars and restaurants line the waterfront, whilst several high street name shops can be found along the neighbouring streets. The Cathedral city of Gloucester sits right at the heart of the stunning Cotswolds, providing unrivalled access to some of Britain's best rural landscapes and countryside walks. Having been a settlement area since the Roman times, the area also offers a rich sense of history and culture.

WHY RENTALS?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy - you'll pay a single monthly payment, which includes the service charge and maintenance
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Tenancy Agreement means you can stay for as long as you like (subject to the minimum term)

"I don't have the stress of keeping up with the maintenance anymore - if something needs doing, I just ask the Estate Manager and it's done..." Helen, McCarthy Stone tenant

CARE & SUPPORT

The personal care services available at Llanthony Place can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs.

CQC Rating: Good

Inspected: August 2021

Report: <https://www.cqc.org.uk/location/1-8844431727>

SOCIAL LIFESTYLE

The Communal Lounge is at the heart of the community at Llanthony Place and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, you can socialise as much or as little as you want.

THE RESTAURANT

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Llanthony Place serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

LANDSCAPED GARDENS

One of the main social hubs of Llanthony Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

About 6 Llanthony Place

Number 6 is a two bedroom apartment located on the ground floor of the development, where the communal areas can be found. This property boasts a quiet south east facing patio off the living room spacious living room. The master bedroom also enjoys an ideal walk in wardrobe. The front door with a spy hole leads to a spacious entrance hall where the 24-hour Tunstall emergency response system, smoke detector and secure door entry system are situated. From the hallway are doors to a storage cupboard, an airing cupboard and doors to the lounge/diner, bedrooms and shower room - plus separate cloakroom.

Living room

A well presented living room with space for dining furniture and a

2 bed | Rent from £3,100 pcm

glazed patio door with window on the side opening onto a quiet east facing patio area and providing natural light. Two ceiling lights, fitted carpet, fitted curtains, TV aerial, and satellite TV points and a range of power points. Partially glazed door leads into the kitchen.

Kitchen

Fully fitted kitchen units with integrated fridge/freezer, mid-height oven and ceramic hob, composite sink, electrically operated double glazed window.

Master Bedroom

The large double bedroom featuring a walk in wardrobe with automatic sensor light, shelf space, drawers and hanging rails, as well as a glazed patio door with window on the side, providing natural light and access to the patio. The bedroom has a central ceiling light, TV and telephone point, fitted carpet, fitted curtains, plus a range of power sockets.

Second Bedroom

Second double bedroom with two large glazed window and a very pleasant outlook. The bedroom has central ceiling light, TV and telephone point, fitted carpet, and raised power sockets.

Shower Room

This purpose built wet room with slip-resistant flooring comprises a walk in shower with grab rail, vanity unit, inset wash hand basin with illuminated and heated mirror over, WC, heated towel rail.

Cloakroom

Convenient cloakroom consisting of WC, vanity unit, inset wash hand basin with illuminated and heated mirror over and wall mounted towel ring.

WHAT'S INCLUDED WITHIN YOUR RENT?

- Estate Manager who ensures the development runs smoothly
 - CQC Registered care staff on-site 24/7 for your peace of mind
 - 1 hour cleaning / domestic assistance per week, per apartment
 - 24hr emergency call system
 - Monitored fire alarms and door camera entry security systems
 - Maintaining lifts
 - Heating and lighting in communal areas
 - The running costs of the onsite restaurant
 - Cleaning of communal areas daily
 - Cleaning of windows
 - Maintenance of the landscaped gardens and grounds
 - Repairs & maintenance to the interior communal areas
 - Contingency fund including internal and external redecoration of communal areas
 - Buildings insurance, water and sewerage rates
- The service charge does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).
- Removal Services that can help you declutter and move you into your new home

Additional Information

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

