



Asking Price £118,000 Leasehold

2 Bedroom, Apartment - Retirement

12a, Waterford Court Moorend Park Road, Cheltenham, Gloucestershire, GL53 0LA

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Churchill
Sales & Lettings
Retirement Property Specialists

Waterford Court

Waterford Court is a development of 24 one and two bedroom apartments. The onsite facilities include lift, guest suite, communal lounge and non residential court manager. Local amenities include supermarkets, banks, pharmacy and GP surgery. There are also excellent bus links to the town centre and Gloucester. The whole site accessible by wheelchair. Access to site is easy. Distances: bus stop 50 yards, shop 0.25 miles, post office 0.25 miles, town centre 2 miles, GP 50 yards, social centre 2 miles.

The Housing Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Housing Manager.

Waterford Court has been designed with safety and security at the forefront, all apartments and communal areas have an emergency Careline system installed, monitored by the onsite Housing Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Waterford Court is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Waterford Court accepts residents over the age of 55.



Property Overview

****TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT****

Churchill Sales & Lettings are pleased to be marketing this two bedroom first floor retirement apartment. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Living Room offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A large window provides lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a freestanding oven, 4-ring electric hob with extractor hood over, a fridge/ freezer and space for a washer/dryer. A window allows for light and ventilation.

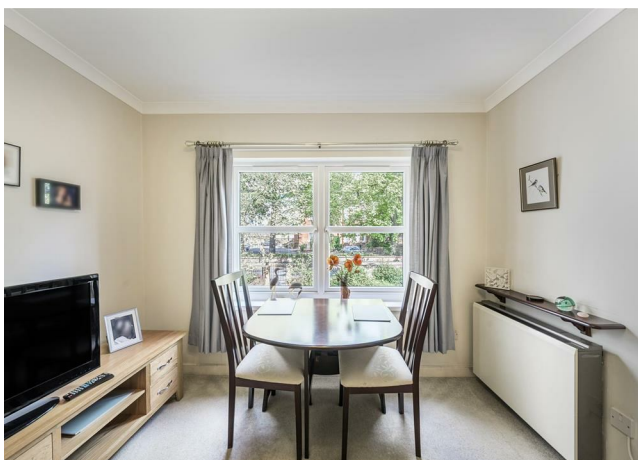
Bedroom One is a generous double room with a useful walk-in wardrobe plus two additional fitted wardrobes. There is plenty of space for additional bedroom furniture if required and a window keeps this lovely bedroom bright and light.

Bedroom Two is another good-sized room with a walk-in wardrobe. This room could also be used as a separate Study or Hobby Room.

The Shower Room offers a large shower with a sliding door and handrail, a WC and wash hand basin.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Waterford Court!



Features

- Two bedroom first floor apartment
- Owners' lounge & kitchen with social events
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Lodge manager available 5 days a week
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country
- Lovely communal gardens



Key Information

Service charge (Year ending 31st March 2026): £2,972.20 per annum.

Approximate Area = 650 sq ft / 60.4 sq m
For identification only - Not to scale

This development does not have Ground Rent.

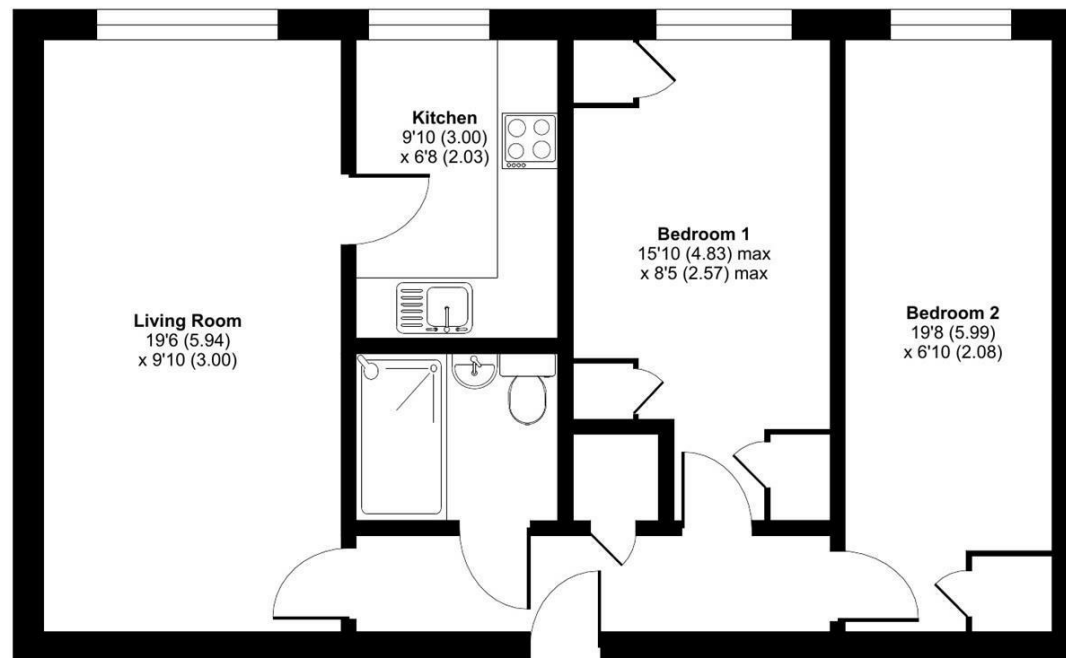
Council Tax: Band C

99 year lease from 2011

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A Transfer Fee of 2.5% of the final selling price + 0.5% for every year of ownership is payable by the seller upon completion of the sale of the property.



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1281579

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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