



St Oswalds Village Gavel Way

Gloucester, GL1 2UG

£320,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this one bedroom apartment situated in the popular St Oswalds retirement village in Gloucester. St Oswalds is an exclusive independent community for over 55's, consisting of 166 apartments made up of one and two bedroom apartments and bungalows.

Whether you wish to make new friends, enjoy hobbies and skills, or protect your future you can do so in a vibrant and welcoming community where care is available if you need it.



Set within the popular St Oswalds Retirement Village in Gloucester, this welcoming community offers an ideal lifestyle in a peaceful yet well-connected setting. The village is thoughtfully designed with accessibility in mind, including accommodation suitable for wheelchair users. Residents quickly feel at home, with a strong sense of community where everyone has once been a new arrival. From the initial welcome meeting to the support of caring staff and volunteers (many of whom are residents themselves), the atmosphere is friendly, warm and inclusive.

Facilities:

St Oswalds Retirement Village offers an impressive range of communal facilities designed to support an active and sociable lifestyle. These include a café, bistro, gym, hair salon, beauty salon, launderette, on-site shop, hobby room and licensed bar, along with much more.

Residents can enjoy a diverse programme of on-site activities, ranging from bowls to yoga, Pilates and a book club, alongside a regularly changing schedule of evening entertainment. A well-maintained garden and greenhouse offer additional spaces for residents to relax, socialise and unwind.

With so much available within the village, you are never far from a fantastic choice of things to do.

And if this wasn't enough, St Oswalds Retirement Village offers a dedicated wellbeing service for residents who require additional support, with care tailored to individual needs.

The on-site Wellbeing Centre is led by a Wellbeing Advisor, a qualified nurse, who can provide health information and guidance on a wide range of matters, including healthy lifestyles, managing conditions such as diabetes or asthma, and sleep advice. Support is always available and designed around your personal requirements.

A range of chargeable services is also available, including cleaning, personal assistance and household help, offering added peace of mind and flexibility.

It would be our delight to arrange a viewing of this incredible village with their as incredible apartments.

Tenure

Leasehold

120 years from 2010.

Services

Mains water, electric and drainage.

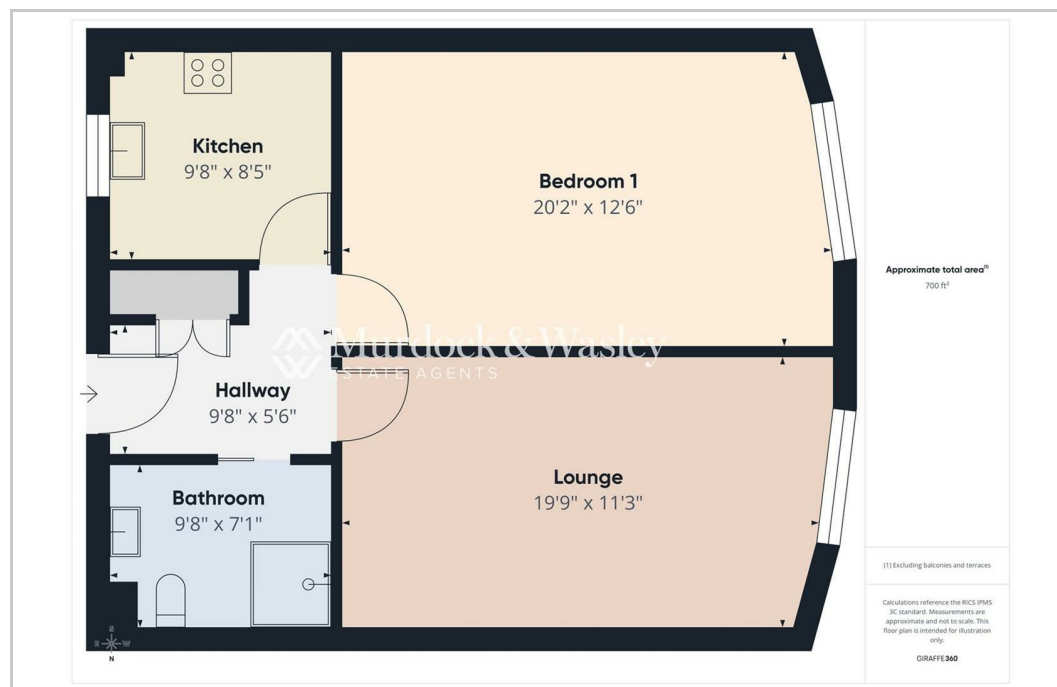
Local Authority

Gloucester City Council

Council Tax Band: A

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			

England and Wales

EU Directive
2002/91/EC



Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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