

21 Champions Court, Henlow Drive,  
Dursley,

Asking Price  
**£110,000**



Situated in enviable position on the popular Champions Court Retirement complex -having level access from the car park and within walking distance of local amenities - Entrance hall - Living room - Fitted kitchen - Two double bedrooms - Shower room - Double glazing - Lift to all floors - Guest suite - Residents lounge - Laundry room - Car parking - communal gardens - Energy Rating D

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk



# 21 Champions Court, Henlow Drive, Dursley, GL11 5BA

## SITUATION

This well proportioned apartment is situated in the architect designed retirement complex of Champions Court. It is within walking distance of the centre of the town of Dursley which offers a range of facilities including a range of shops, Sainsbury's and Iceland stores, dentist and doctors surgeries, churches, public houses, library, swimming pool and community centre/sports hall. Dursley is well placed for travel throughout the south west including the larger centres of Cheltenham and Bristol via the main A38 and M5/M4 motorway network. The adjoining village of Cam has a Park and Ride railway station with regular services to Gloucester and Bristol and connections to the National Rail network.

## DIRECTIONS

Champions Court is easily accessible by foot or motor vehicle. On leaving our offices turn left and proceed along Parsonage Street into Silver Street. The rear of Champions Court can be accessed from Boulton Lane and the front from Henlow Drive which are the first and second turnings on the right respectively.

## ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## ENTRANCE HALL

Having night storage heater, alarm pull cord, telephone entry handset, airing cupboard with insulated tank and fitted immersion heater.

## LIVING ROOM

With uPVC framed double glazed window to front overlooking well kept gardens and surrounding hill sides, night storage heater, alarm pull cord.

## KITCHEN

With a range of units including base cupboard with matching wall cupboards, worktops and drawers and cupboards under, inset stainless steel single drainer sink unit, part tiled walls, plumbing for washing machine.

## BEDROOM ONE

Alarm pull cord and uPVC framed double glazed window to front affording a pleasant view.

## BEDROOM TWO/DINING ROOM

Having uPVC framed double glazed window to front and alarm pull cord.

## SHOWER ROOM

Having shower cubicle, pedestal washbasin, low level WC, part tiled walls, extractor fan and convector heater.

## AGENTS NOTE

The property is leasehold. 125 years commencing 1st of June 2017 (less one day)

There is a monthly Service Charge which is currently £239.61 per calendar month. No ground rent payable

The property has cavity wall insulation

Night Storage Heating

Council Tax Band B

The property is managed by Midland Heart Ltd and is available to potential purchasers meeting the following criteria: Must be over the age of 60 or aged over 55 if in receipt of Disability Allowance, also subject to meeting the Scheme Manager.

Broadband: Asymmetric Digital Subscriber Line

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## VIEWING

By appointment with the owner's sole agents as over.

## FINANCIAL SERVICES

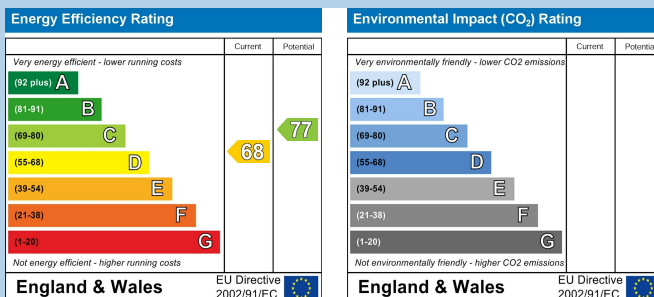
We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## SIGNATURE

I confirm that the contents of above sale particulars are correct.

Signed:.....

Date:.....



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make