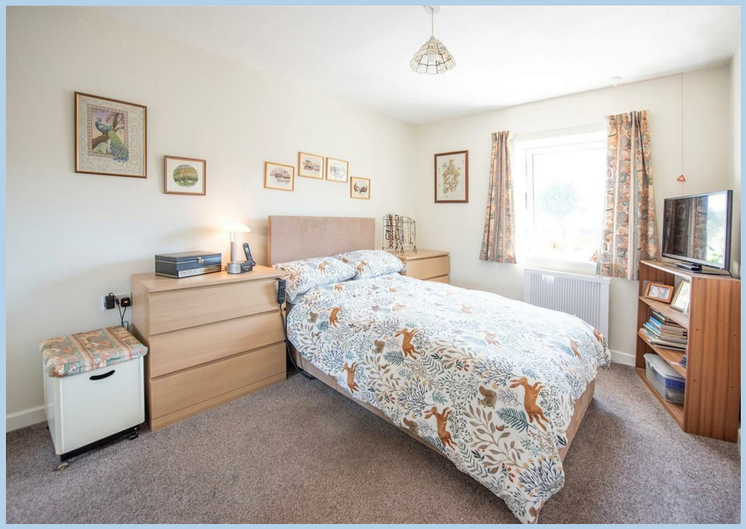
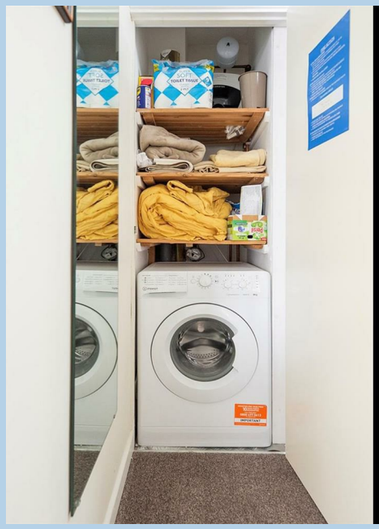
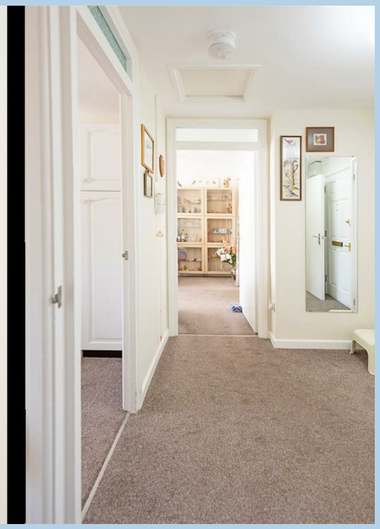
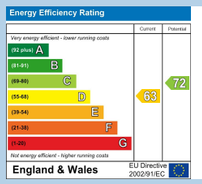
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

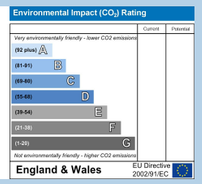
Bennett Jones PARTNERSHIP











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 or give any representation or warranty whatever in relation to this property.

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP

46 Champions Court Champions Court, Dursley,

Asking Price
£115,000

OFFERED WITH NO ONWARD CHAIN. WELL PRESENTED TWO BEDROOM TOP FLOOR RETIREMENT APARTMENT, CONVENIENTLY SITUATED CLOSE TO DURSLEY TOWN CENTRE. THE PROPERTY BENEFITS FROM MODERN HEATING, AN IMPROVED KITCHEN AND REFITTED SHOWER ROOM, TOGETHER WITH BRAND NEW LIFT ACCESS AND PLEASANT VIEWS. THERE ARE TWO BEDROOMS, ONE WITH BUILT IN WARDROBES AND THE OTHER SET UP AS AN OFFICE. EPC: D

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Gloucestershire, GL11 4BW

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propertymark

46 Champions Court Champions Court, Dursley, GL11 4BE

SITUATION

This two bedroom apartment is situated on the top floor of this popular and well designed retirement scheme close to the town centre. The apartment is within close proximity of the lift available inside the building to help cater to many accessibility needs. The old market town of Dursley offers an extensive range of shops including Sainsburys supermarket together with doctors and dentist 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 Gloucester, Cheltenham and Bristol which are accessed via the A38 and M5/M4 motorway network. The adjoining village of Cam has a Park and Ride railway station which has regular services to Gloucester and Bristol along with a courtesy bus to the town centre.

DIRECTIONS

Champions Court can be easily accessed from the town centre. When leaving our offices turn left and proceed on foot from Parsonage Street into Silver Street and the rear of Champions Court can be accessed from Boulton Lane and the front from Henlow Drive, the first and second turnings on the right respectively.

DESCRIPTION

A well presented two bedroom top floor apartment with great views situated within this popular retirement development, conveniently located close to Dursley town centre. The property benefits from modern Bluetooth thermostatically controlled electric heaters and hot water system, together with a refitted shower room. The kitchen is well equipped with an integrated Neff Slide & Hide electric oven, induction hob and built-in dishwasher. The entrance hall includes an airing cupboard housing the washing machine, together with a ceiling fan light. Further features include double glazing, emergency pull cords and lift access within the building. Also benefits from a Laundry Room on the ground floor and a Communal Lounge on the 2nd Floor - Offering coffee mornings and group activities for those who wish to participate.

THE 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

Cupboard housing hot water tank, space and plumbing for washing machine, emergency pull cord, fan ceiling light.

LOUNGE/DINER 4.41m x 3.07m (14'5" x 10'0")

Modern Ecostrad programmable Blue Tooth heaters, emergency pull cord, intercom, double glazed window with views.

KITCHEN 3.25m x 1.81m (10'7" x 5'11")

Range of base units, integrated Neff slide and hide electric oven, induction hob, slimline dishwasher, one and a half bowl sink unit with mixer tap, space for freestanding fridge freezer, extractor fan, emergency pull cord.

BEDROOM ONE 4.47m x 2.76m (14'7" x 9'0")

Modern Ecostrad programmable Blue Tooth heaters, built-in wardrobe, double glazed window, emergency pull cord.

BEDROOM TWO 3.38m x 1.99m (11'1" x 6'6")

Double glazed window, emergency pull cord.

SHOWER ROOM

Suite comprising Comfort Height WC, wash hand basin in vanity unit, double walk-in shower cubicle, heated towel rail, extractor fan, emergency pull cord.

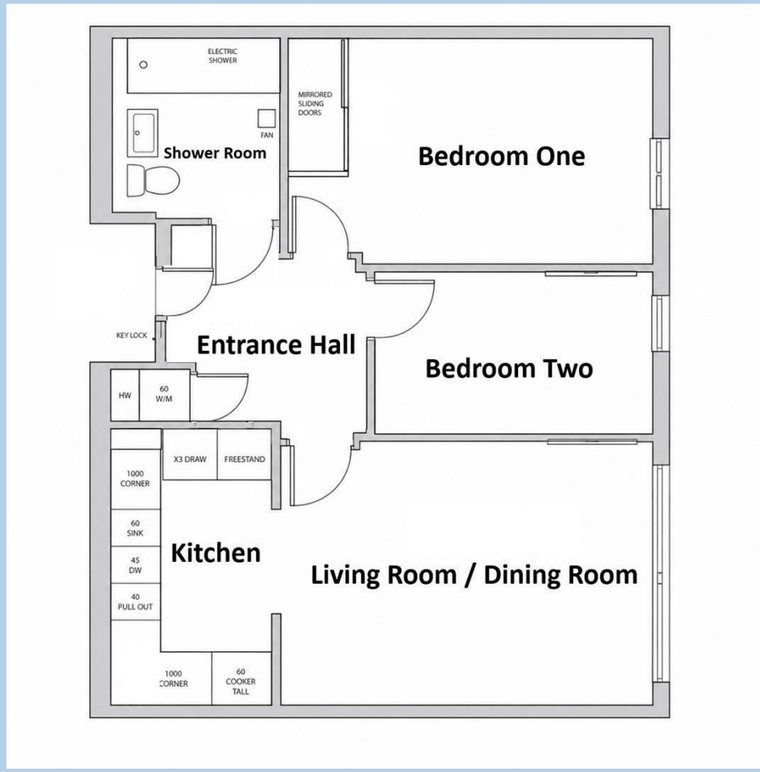
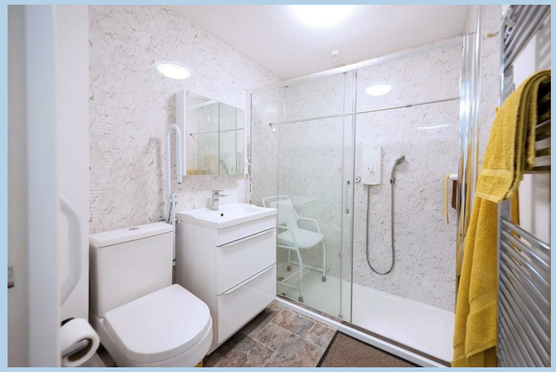
AGENT NOTES

Tenure: Leasehold Leasehold term: 125 years (116 years remaining).
Services: Mains electricity, water and drainage are connected.
Council Tax Band: B

The property 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.
The property is managed by Midland Heart Ltd and subject to a Service Charge of approximately £240.00 (Per Calendar Month). Reviewed Annually in April
Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
The property is subject to probate which the seller is in the process of applying for.

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.