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65 Champions Court, Dursley,  
GL11 4BE

Asking Price  
**£185,000**



PLEASANTLY SITUATED TWO BEDROOM TOWNHOUSE SET IN WELL DESIGNED COURTYARD DEVELOPMENT FOR OVER 60S, CLOSE TO TOWN CENTRE AND AMENITIES, ENTRANCE HALL - CLOAKROOM/WC - NEW KITCHEN - LIVING ROOM WITH PATIO DOORS OPENING OUT INTO ENCLOSED REAR GARDEN - SHOWER ROOM - COMMUNAL FACILITIES INCLUDING GUEST SUITE - RESIDENTS LOUNGE - LAUNDRY ROOM - COMMUNAL PARKING - ENERGY RATING D

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# 65 Champions Court, Dursley, GL11 4BE

## SITUATION

Champions Court is in an enviable position within a short walk of the centre of the old market town of Dursley. In close proximity are a range of shops including Sainsbury's supermarket, doctors and dentist surgeries, churches, public houses, swimming pool, library and The Vale Hospital. 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 also has its own Park and Ride railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

## DIRECTIONS

Champions Court will easily be found from the centre of Dursley. On leaving our offices turn right and proceed on foot through Parsonage Street into Silver Street and the rear of Champions Court can be accessed from Bolton Lane and the front from Henlow Drive, where number 65 can be accessed from the car parking area.

## DESCRIPTION

This property has been in the same ownership for approximately 24 years and is now offered to the market with no onward chain. Offering a superior position in Champions Court with views across to Cam Peak. The property benefits from a newly added kitchen with integrated cooker and freestanding white goods, nice sized lounge/diner with patio door to rear, two good sized bedrooms and shower room with downstairs WC. Parking for residents and visitors can be found nearby.

## 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).

## ON THE GROUND FLOOR

### CANOPY PORCH

## HALLWAY

Night storage heater, emergency pull cord.

## CLOAKROOM

Low level WC, wash hand basin with vanity unit, extractor fan.

## KITCHEN 2.65m x 2.45m (8'8" x 8'0")

Range of wall and base units, integrated cooker and hob with extractor over, under counter fridge freezer, washing machine, sink unit, splashbacks, heated towel rail, double glazed window.

## LOUNGE/DINER 4.46m x 3.92m (14'7" x 12'10")

Stairs to first floor, night storage heater, double glazed window, double glazed patio door.

## ON THE FIRST FLOOR

## LANDING

Night storage heater, double glazed window, airing cupboard housing hot water heater.

## BEDROOM ONE 3.94m x 2.47m (12'11" x 8'1")

Double glazed window, electric heater, access to loft.

## BEDROOM TWO 2.64m x 2.49m (8'7" x 8'2")

Double glazed window, electric heater.

## SHOWER ROOM

Walk-in shower, low level WC, wash hand basin fitted in unit, part tiled walls, heated towel rail, double glazed window.

## EXTERNALLY

To the front of the property there are communal steps up to the front door and there is a gravel area for potted plants, etc. To the rear of the property there is a part walled garden with patio and shrubs.

## AGENT NOTES

Tenure: Leasehold. Lease term of 99 years from 22 January 1988 (less 1 day). (62 years remaining)  
The property is managed by Midland Heart Ltd and subject to a Service Charge of approximately £243.34 (Per Calendar Month). No ground rent payable.  
Services: Mains electricity, water and drainage are connected. Night storage heaters. There is a water meter.  
Council Tax Band: B  
The property is subject to probate which has been granted.  
Restrictions: 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.

Broadband: Fibre to the Premises / Fibre to the Cabinet / 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.

