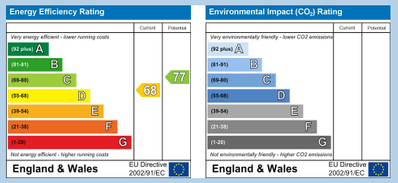
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP



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1 Champions Court Henlow Drive, Dursley, GL11 4BE

Asking Price

£89,950

OFFERED WITH NO ONWARD CHAIN. SUPERBLY SITUATED LOWER GROUND FLOOR APARTMENT, (THERE IS NO LIFT AVAILABLE ON THIS FLOOR) BEING ONE OF ONLY TWO ON THIS LEVEL, IN WELL DESIGNED RETIREMENT COMPLEX. WALKING DISTANCE OF TOWN CENTRE AND AMENITIES. ENTRANCE HALLWAY, LIVING ROOM WITH DUAL ASPECT WINDOWS, KITCHEN, DOUBLE BEDROOM, BATHROOM, GUEST SUITE, LAUNDRY ROOM, RESIDENTS LOUNGE, COMMUNAL CAR PARKING. APARTMENT IS ON A 125 YEAR LEASE WHICH COMMENCED IN 2017. CAVITY WALL INSULATION. ENERGY RATING: D

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The Property Ombudsman
propertymark

1 Champions Court Henlow Drive, Dursley, GL11 4BE

SITUATION

This superbly located lower ground floor double bedroom apartment is being offered with no onward chain. It is pleasantly situated within the popular and well designed retirement scheme close to the town centre. 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.

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 turning on the right respectively.

DESCRIPTION

No. 1 Champions Court benefits from being recently decorated throughout and boasting new floor coverings. It is being offered with no onward chain and has an extended 125 year lease which commenced in 2017. It is superbly situated on the lower ground floor, being one of only two situated on this level, having level rear pedestrian access off Boulton Lane or stairway access from the main ground floor entrance to the front of the building. (There is no lift access from this level) The accommodation briefly comprises:- entrance hallway leading into a light and airy lounge with dual aspect windows and affording pleasant views over the surrounding communal gardens, fitted kitchen with window having pleasant views again over the gardens, the double bedroom has a fitted wardrobe, the bathroom is fitted with a suite of bath, WC and wash hand basin. The situation of No. 1 offers a fair degree of privacy and has easy access to the well kept communal gardens and washing lines. There is communal parking. A viewing is recommended to appreciate the position of the apartment.

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).

PRIVATE ENTRANCE HALLWAY

With night storage heater, coat hooks and entry phone system. There is a cupboard housing the hot water tank and water meter.

LOUNGE 4.32m x 3.54m (14'2" x 11'7")

A light and airy room with dual aspect double glazed windows having pleasant views, night storage heater, door leading into:-

KITCHEN 2.63m x 1.70m (8'7" x 5'6")

Fitted with floor and wall units, electric cooker point, space for fridge and plumbing for washing machine, stainless steel sink unit, worktops, double glazed window to the side with pleasant views, fan assisted wall heater, vinyl floor covering.

BEDROOM 3.61m x 3.27m reducing to 3.0m (11'10" x 10'8" reducing to 9'10")

Having double door wardrobe with hanging rail and shelf, double glazed window to rear.

BATHROOM 2.00m x 1.70m (6'6" x 5'6")

Fitted with coloured suite comprising panelled bath, low level WC, and wash hand basin, extractor fan, wall fan heater, vinyl floor covering.

EXTERNALLY

There are well maintained communal gardens, seating area and parking.

AGENTS NOTES

Leasehold -125 years from 1st of June 2017 (less one day)
Council Tax Band: 'B'
The property has Cavity Wall Insulation.
The property is managed by Midland Heart Ltd and subject to a Service Charge of approximately £239.61 (Per Calendar Month). No ground rent payable.
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.

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.

VIEWING

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