



GUIDE PRICE
£125,000
Back Lane
Winchcombe GL54 5PW

THE PROPERTY

A two bedroom top (2nd) floor over 55s apartment with a garage, available with no onward chain. Featuring a recently refitted shower room, a spacious living room with a lovely southerly outlook, a fitted kitchen and two bedrooms with built in wardrobes. Blenheim Court features beautifully maintained communal gardens, a site manager, a pull cord 24 hour communications centre call system, residents' parking, a residents' lounge and a guest suite.

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SITUATION

Winchcombe is an ancient Saxon town situated on the famous Cotswold Way about 7 miles north-east of Cheltenham (2hrs to London Paddington by train), 8 miles from Broadway and 16 miles from Gloucester. Many of the houses are listed as being of architectural interest and part of the town lies within the Cotswolds Area of Outstanding Natural Beauty. The thriving local community offers an excellent range of amenities including independent shops, supermarkets, several pubs and restaurants, dental and doctors surgeries, a library, an 'Outstanding' primary school, a secondary school and numerous clubs and societies.

ADDITIONAL INFORMATION

Mains electricity, drainage and water, electric night storage heating. Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk

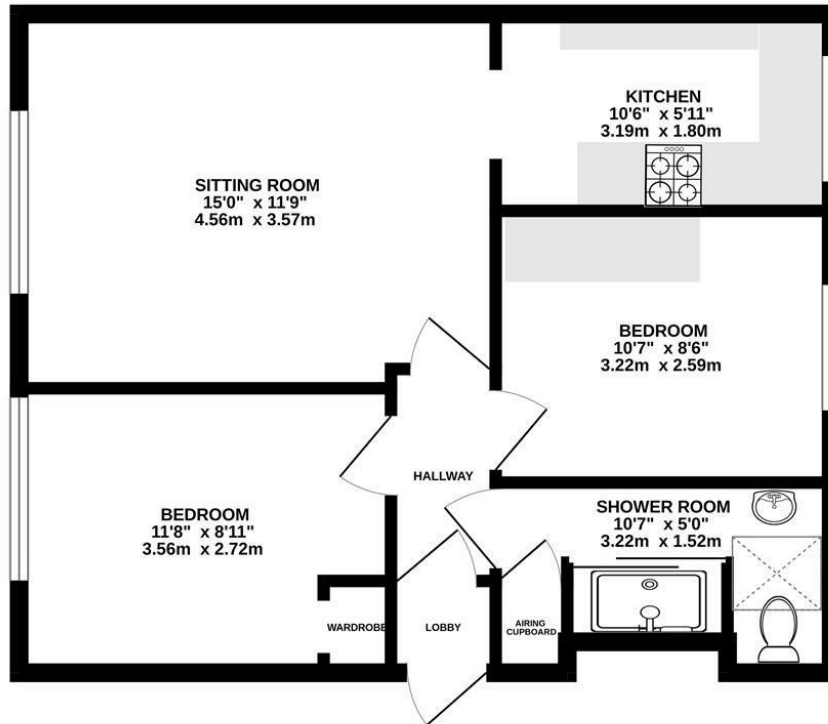
- Leasehold, Share of Freehold: 125 years from Jan 1990 and each resident also owns a share of the Freehold of the development. The lease may be extended, subject to the necessary process and fees.
- The current monthly service charge is £173. This covers the Site Manager, alarm system monitoring, contract maintenance (lift, fire & security), Court repairs & maintenance, premises communal upkeep costs (cleaning, lights, gardening, services, etc) and Admin: management fee; insurance and professional fees.
- A Transfer Fee to the Management Company is payable by the vendor on resale of the property equating to 1% of the selling price for every full year of occupation, capped at 5%.
- The pet policy is currently that each request to keep a pet is taken on case-by-case basis. The decision is made by the resident's board.







GROUND FLOOR
524 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE
Leasehold - Share of Freehold

LOCAL AUTHORITY
Tewkesbury Borough Council

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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