



GUIDE PRICE  
£99,950  
Blenheim Court, Back Lane  
Winchcombe GL54 5PW



## PROPERTY SUMMARY

A recently redecorated and recarpeted first (top) floor apartment for the over 55's, situated within easy reach of the centre of Winchcombe. The property comprises a fitted kitchen, a sunny 5.6m living room with sitting and dining areas, a generous double bedroom with a built-in mirrored wardrobe and a refitted shower room. Being on the top floor, there is access to a loft and there is a storage cupboard and a linen cupboard in the hall. 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. Available with no onward chain.

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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](http://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 £151. 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.

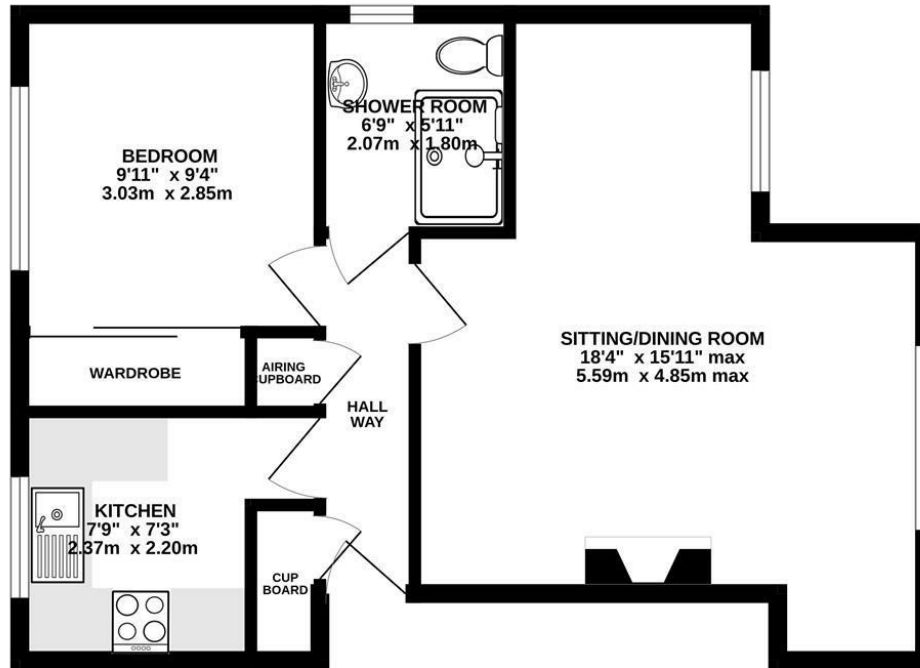








**GROUND FLOOR**  
501 sq.ft. (46.5 sq.m.) approx.



**LOCAL AUTHORITY**  
Tewkesbury Borough Council

**TENURE**  
Leasehold - Share of Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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

TOTAL FLOOR AREA : 501 sq.ft. (46.5 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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**OFFICE ADDRESS**

Hereford House, 20 North Street,  
Winchcombe, Cheltenham,  
Gloucestershire, GL54 5PS

**OFFICE DETAILS**

01242 603601  
sales@adamsestateagents.com  
www.adamsestateagents.com