



GUIDE PRICE
£140,000
Blenheim Court
Winchcombe GL54 5PW



THE PROPERTY

Sold (stc) by Adams A superbly situated ground floor one double bedroom apartment for the over 55's with its own entrance, available with no onward chain and with direct access to the communal gardens. The property has new carpets, refitted night storage heaters, an enclosed porch, a bright and spacious south facing 5.6m living room with sitting and dining areas, a generous double bedroom overlooking the communal garden, a refitted shower room and a refitted kitchen. Blenheim Court itself 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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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: 999 years from 1 January 1991 and each resident also owns a share of the Freehold of the development.

- 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 residents' board.

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.









Blenheim Court, Back Lane, Winchcombe, Cheltenham, GL54

Approximate Area = 563 sq ft / 52.3 sq m
For identification only - Not to scale



TENURE

Share of Freehold

LOCAL AUTHORITY

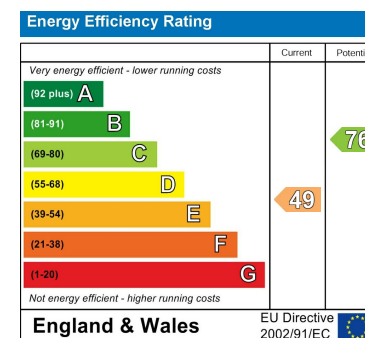
Tewkesbury Borough Council

COUNCIL TAX BAND

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VIEWINGS

By prior appointment only



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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2024. Produced for Adams Estate Agents Limited. REF: 1195119



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