



## 24 Blenheim Court, Back Lane

Winchcombe GL54 5PW



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## A refurbished ground floor two bedroom apartment situated in this over 55s development.

• Over 55s Two Bedroom Ground Floor Apartment • Shower Room, Kitchen • Sitting & Dining Room • Communal Gardens, Residents' Parking • Residents' Lounge, Guest Suite • Site Manager • Energy Efficiency Rating C.

**Guide Price £127,500**

### DESCRIPTION

A refurbished ground floor two bedroom apartment situated in this over 55s development. The property is available with no onward chain and comprises a south-west facing sitting and dining room, a refitted kitchen, two bedrooms with built-in storage and a shower room. Blenheim Court is located close to the amenities of the town and 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.

### 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, a primary and secondary school and numerous clubs and societies.

### ADDITIONAL INFORMATION

- There is a quarterly service charge payable which is equivalent to approximately £27 per week. A Management charge is payable on resale of the property according to the length of time the property has been owned.

- Tewkesbury Borough Council, Tax Band C.

- Mains electricity, drainage and water, electric night storage heating.

We understand the property is for sale on a Leasehold basis (125 years with approximately 90+ years remaining, but each resident also owns a share of the Freehold of the development.) The Lease prohibits the keeping of pets on the development. Purchasers are advised that they must rely on confirmation of such details by their solicitor as the Agents have not seen the lease. PLEASE NOTE: The management company will need to be satisfied that any intending purchasers are sufficiently independent to look after themselves as nursing care is not provided.

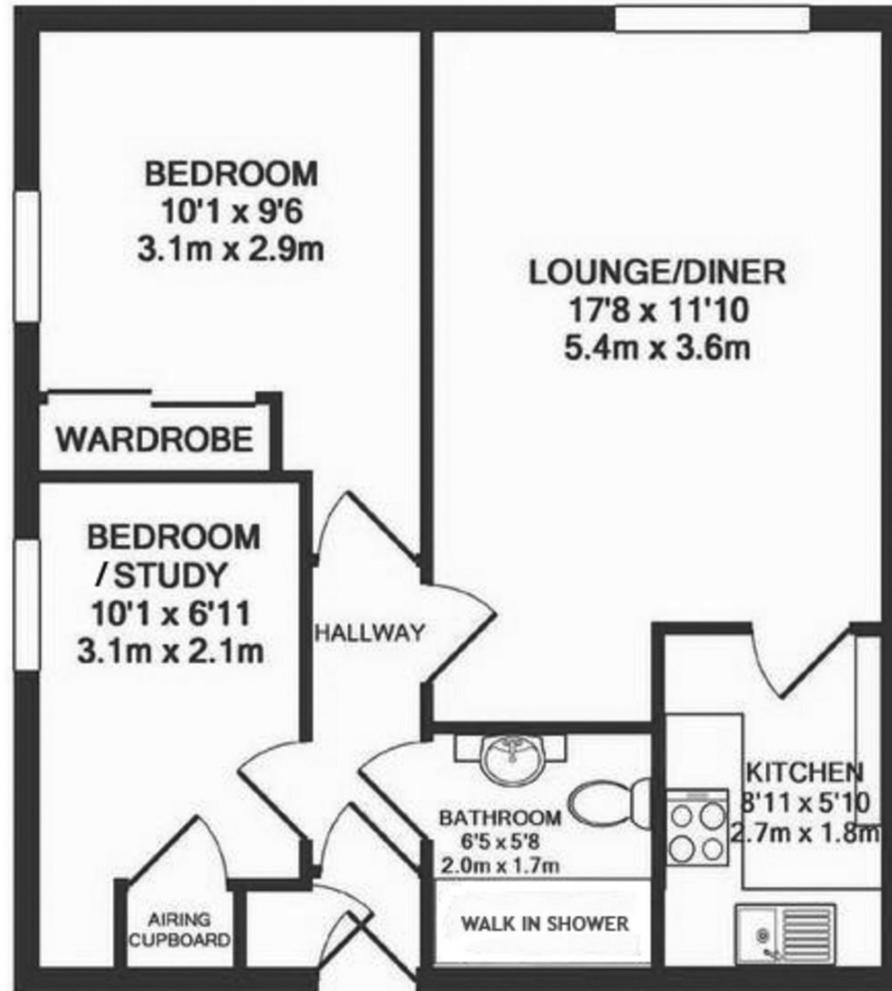
### DIRECTIONS

GL54 5PW - From Adams Estate Agents in Winchcombe, go down North Street away from the High Street and turn left into Back Lane. Blenheim Court will be found on the right hand side.



**Adams Estate Agents**  
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FOR CLARIFICATION we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes are approximate and rounded and are not to be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, whether fitted or not, are deemed removable by the vendor unless specifically itemised in these particulars. If there are any important matters which are likely to affect your decision to buy or rent, please contact us before viewing the property.

