

62 Champions Court Henlow Drive, Dursley,  
GL11 4BE

Fixed Asking Price  
**£165,000**



Offered with no onward chain  
extensively refurbished two bedroom town house  
set in well designed courtyard development for the over 60's  
close to the town centre and amenities

entrance hall, cloakroom, newly fitted kitchen, living room with patio doors opening out into enclosed rear courtyard garden, two bedrooms, newly fitted bathroom, communal facilities including guest suite, residents lounge, laundry room and communal parking - 125 Year lease from 1st June 2017.

Energy Rating: E

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propertymark

# 62 Champions Court Henlow Drive, Dursley, GL11 4BE

## SITUATION

Champions Court is in an enviable position within a short walk of the centre of the old market town of Dursley. In close proximity are a range of shops including Sainsbury's supermarket, doctors and dentist surgeries, churches, public houses, swimming pool, library and The Vale Hospital. 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 also has its own Park and Ride railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

## DIRECTIONS

Champions Court will easily be found from the centre of Dursley. On leaving our offices turn left and proceed on foot through Parsonage Street into Silver Street and the rear of Champions Court can be accessed from Bolton Lane and the front from Henlow Drive. The first and second turnings on the right respectively.

## DESCRIPTION

This extensively refurbished town house is being offered with 'no onward chain' and is located in the popular purpose built development for the over 60's and is positioned within walking distance of the town centre and all its essential amenities. The property has undergone extensive work, but still offers scope to put your own mark on it with the addition of floor coverings and white goods in the kitchen. The accommodation briefly comprises: entrance hall with cloakroom/WC off, newly fitted kitchen, lounge with patio doors leading out into the enclosed courtyard garden, two first floor bedrooms and newly fitted bathroom. The property benefits from night storage heaters and double glazed windows and patio door. A viewing is advisable to appreciate this lovely retirement complex and facilities.

## 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).

## ENTRANCE HALLWAY

With night storage heater and intercom entry system.

## CLOAKROOM

Having low level WC, wash hand basin and extractor fan.

## KITCHEN 2.50m x 2.45m (8'2" x 8'0")

Having been newly fitted with a range of wall and floor units with worktops over, stainless steel sink unit with mixer tap, tiled splash backs, plumbing for washing machine, electric cooker point, panel radiator and double glazed window to front.

## LOUNGE 4.87m x 4.05m (15'11" x 13'3")

Having double glazed patio doors opening out into the enclosed courtyard garden, night storage heater, stairs to first floor with storage under.

## ON THE FIRST FLOOR

## LANDING

With double glazed window to front, night storage heater, airing cupboard containing hot water tank and shelving, access to loft space.

## BEDROOM ONE 3.42m x 2.50m (11'2" x 8'2")

With double glazed window to rear and panel radiator.

## BEDROOM TWO 2.48m x 2.20m (8'1" x 7'2")

Double glazed window to front and panel radiator.

## BATHROOM

Newly fitted with white suite comprising panelled bath with Triton shower over, pedestal wash hand basin and low level WC, electric towel rail, wall mounted fan heater, shaver point and double glazed window to rear.

## EXTERNALLY

The garden to the rear is laid to patio and is enclosed by part walling and fencing, making a pleasant sitting area.

## AGENT'S NOTES

Tenure: Leasehold - 125 Year lease from 1st June 2017. There are legal fees to be paid by the purchaser for the assignment of the lease, in the region of £450.00 plus VAT

Council Tax Band: 'B' (£1,761.43 payable).

The property has Cavity Wall Insulation.

The property is managed by Midland Heart Ltd and subject to a Service Charge of approximately £229.88 (Per Calendar Month). No ground rent payable.

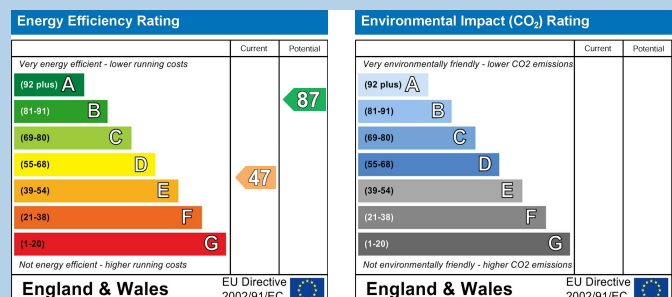
The property is available to potential purchasers meeting the following criteria: Must be over the age of 60 or aged over 55 if in receipt of Disability Allowance, also subject to meeting the Scheme Manager.

## 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.



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.