

51 Champions Court, Dursley,  
GL11 4BE

Price Guide  
£180,000



Two bedroom end-terraced bungalow with no onward chain, set in well designed courtyard development for the over 60's, close to the town centre and amenities, entrance hall, kitchen, living room with patio doors opening out into enclosed rear courtyard garden, two bedrooms, bathroom, communal facilities including guest suite, residents lounge, 24 hour emergency alarm cords, laundry room and communal parking - 99 Year lease from June 1988. Energy Rating: E

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propertymark

# 51 Champions Court, 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 is a rare opportunity to purchase one of the few bungalows in this over 60's development within a short walk of Dursley town centre. The property is current offered to the market with no onward chain. The property briefly comprises; entrance hallway, kitchen, bedroom one, bedroom two/dining room, living room and bathroom. There is an enclosed rear garden and generous parking on-site. The property benefits from night storage heaters and extensive 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

Wooden front door, night storage heater, access to loft space, airing cupboard with hot water cylinder.

## KITCHEN 2.47m x 2.01m (8'1" x 6'7")

Fitted kitchen with base and wall units, roll top laminate work surface over, washing machine, stainless steel sink and drainer, electric cooker, under counter fridge, small breakfast bar, double glazed window to front.

## LIVING ROOM 4.61m x 2.96m (15'1" x 9'8")

Double glazed sliding door to garden, night storage heater, storage cupboard.

## BEDROOM ONE 3.03m x 2.92m (9'11" x 9'6")

Double glazed window to rear, night storage heater, built in wardrobe.

## BEDROOM TWO/DINING ROOM 2.78m x 2.37m (9'1" x 7'9")

Double glazed window to front, panel heater.

## BATHROOM

Bath, low level wc, wash hand basin with pedestal, double glazed window to side, electric heated towel rail.

## EXTERNALLY

The rear courtyard garden has flagstone patio and stone gravel, wooden shed and the garden is enclosed by brick walls. Parking is located close-by.

## AGENTS NOTE

Tenure: Leasehold.

Lease term: 99 years commencing June 1988.

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

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.

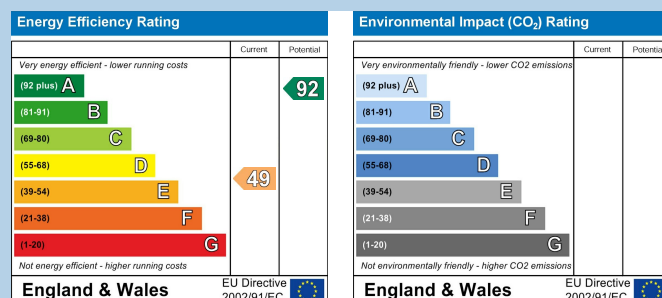
The property is available to potential purchasers meeting the following criteria: Must be over the age of 60 or aged over 55 if in receipt of Disability Allowance, also subject to meeting the Scheme Manager.

## 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.