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Apartment 7, Woodlands Drake Lane,
Dursley, GL11 5HA

Asking Price
£320,000



SECOND FLOOR APARTMENT IN BEAUTIFULLY CONVERTED EDWARDIAN DETACHED HOUSE SET IN RETIREMENT DEVELOPMENT COMPLEX FOR THE OVER 55S, ASSISTANCE AVAILABLE IF REQUIRED FROM NEIGHBOURING CARE HOME (CHARGES WILL APPLY), SHARED ENTRANCE HALL LEADING DIRECTLY TO PRIVATE ENTRANCE HALL, SPACIOUS LOUNGE/DINING ROOM, FITTED KITCHEN, STUDY, MASTER BEDROOM WITH EN SUITE SHOWER ROOM AND DRESSING ROOM, SECOND BEDROOM WITH FITTED WARDROBES, FAMILY BATHROOM/2ND WC, UNIQUE THIRD FLOOR TOWER WITH CONSERVATORY AND ROOF GARDEN WITH VIEW TO SURROUNDING COUNTRYSIDE, GAS CENTRAL HEATING, COMMUNAL AREAS INCLUDING FIRST FLOOR BALCONY WITH VIEWS, COMMUNAL GARDENS, RESIDENTS PARKING, APARTMENTS IN THIS LOCATION AND FINISH RARELY BECOME AVAILABLE AND WE WOULD RECOMMEND VIEWING AT YOUR EARLIEST OPPORTUNITY.
ENERGY RATING C

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Apartment 7, Woodlands Drake Lane, Dursley, GL11 5HA

SITUATION

This apartment is located in 'Woodlands' on Drake Lane, which is within a few minutes walk of Dursley town centre. This development is in a semi-rural position with outstanding views towards Cam and Dursley and towards the surrounding woodlands. Dursley town centre has a range of shopping facilities including: Sainsbury's supermarket along with library, swimming pool, sports hall and 18 hole golf course at the nearby Stinchcombe Hill, dentists and doctors surgeries, churches and public houses. Dursley is well placed for travel throughout the south west including the larger centres of Cheltenham and Bristol via the A38 and M5/M4 motorway network. The adjoining village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the national rail network.

DIRECTIONS

From Dursley town centre proceed out of town through Castle Street passing Sainsbury's supermarket on the left hand side and continue to the Town Hall, turning left into Long Street, proceed to the bottom of the incline and take the first left and follow the road as it bends sharply to the right hand side, taking the first turning on the left hand side into Drake Lane, continue a further 100 metres and follow the road upwards and upon reaching the care home turn right and proceed towards the detached red brick Edwardian building and parking is located to the front of the property.

DESCRIPTION

This unique penthouse apartment is situated in this large attractive Edwardian house, which was converted to retirement apartments for the over 55s and offers superior and unique properties in this sought after location on the outskirts of Dursley town. This luxury retirement development is situated in well kept communal gardens. The property is next to The Hollies Care Centre and the owners offer many services including cleaning, laundry and meal services upon request (charges will apply - please contact the Care Home for details). There is a large communal entrance hallway which is furnished and finished to a high standard. There is also wheelchair friendly access from the outside of the property leading into the communal entrance hallway. The apartment has direct access via a lift which enters the private entrance hall, in addition there is stairs if preferred. This leads to spacious living room with spiral staircase leading to the tower conservatory and roof garden. There is a fitted kitchen and study, The master bedroom has a dressing room off and en suite shower room, bedroom two has a range of fitted wardrobes and the family bathroom/second WC is well fitted. The property must be seen to be fully appreciated and we would suggest viewing at your earliest opportunity.

THE ACCOMMODATION

SHARED ENTRANCE HALL

Leading to lift and stairs to apartment.

PRIVATE ENTRANCE HALL

With radiator, stairs, lift, airing cupboard with central heating boiler and intercom.

LOUNGE/DINING ROOM 7.4m x 4.8m widening to 5.9m (24'3" x 15'8" widening to 19'4")

Having part vaulted ceiling, attractive bay window with view, two further windows, radiator, laminated flooring, spiral staircase to tower and opening to:-

STUDY 4.72m x 2.3m narrowing to 1.1m (15'5" x 7'6" narrowing to 3'7")

Having roof light, radiator, laminate flooring, window to side.

KITCHEN 2.9mx 2.7m (9'6"x 8'10")

Having attractive range of wall and base units with laminated work surfaces, inset electric hob, built-in oven with cooker hood, sink unit integrated fridge and freezer, inset enamel one and a half bowl single drainer sink unit, integrated washing machine and dishwasher, two velux windows, radiator.

BEDROOM ONE 4.1m x 3.8m plus door recess (13'5" x 12'5" plus door recess)

Having fitted wardrobes, under eaves storage cupboard, radiator, double glazed window and opening to:

DRESSING ROOM 2.28m x 2.3m (7'5" x 7'6")

Having a range of wardrobes, drawer units and dressing table.

EN SUITE SHOWER ROOM

Having large shower cubicle with mixer shower, tiled floor, wash hand basin, WC, stainless steel towel rail, tiled floor and walls.

BEDROOM TWO 2.92m (max) x 2.73m (9'6" (max) x 8'11")

Having fitted wardrobes, roof light, two windows to side.

BATHROOM

Having panelled bath with mixer shower attachment, tiled flooring, towel rail, wash hand basin, low level WC, light tube.

TOWER/CONSERVATORY

Having spiral staircase from lounge, glazed surround with outstanding views, door to roof garden with astro turf, glazed balcony and views.

EXTERNALLY

The development is approached via a long driveway with large well maintained grounds giving access to The Hollies and The Woodlands. The residents parking is to the front of the property and use of the well kept communal gardens is included. Disabled access is located via a ramp to the side of the property if required.

AGENT NOTES

Gas fired radiator central heating.

Tenure: Leasehold - Lease 125 years from 1st January 2009

Property is subject to probate which has been granted.

Ground rent : £275 pa - 2034

Management Charge: £4320.00 pa reviewed on a cost based review annually.

Services: All mains services are connected.

Please note that 10% of the sale price on re-sale will be payable to the Freeholder.

Council Tax Band C: (£2098.30 payable).

Flood risk area and flooded in last 5 years

Restrictions/covenants Age 55

Broadband: Fibre to the Premises: Asymmetric Digital Subscriber Line

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING

By appointment with the owner's sole agents as over.

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.

