

24 Champions Court, Henlow Drive, Dursley,
GL11 4BE

Price Guide
£79,500



Well designed two bedroom retirement apartment within walking distance of town centre and amenities with a pleasant rear outlook. It is in need of refurbishment and is offered with no onward chain. Situated on the first floor, but having the advantage of ground floor access from the upper entrance door towards the top of car park. . Well proportioned accommodation including hall, living room, kitchen, bathroom, double glazing, electric heating, alarm pull cords in all rooms, scheme manage, lift to all floors, guest suite, laundry facilities, residents lounge, car parking, 99 year lease commencing 1988.

Energy Rating: E.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



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SITUATION

This well proportioned apartment is situated in the architect designed retirement complex of Champions Court and has a pleasant view. It is within walking distance of the centre of the town of Dursley which offers a range of facilities including: Sainsbury's and Iceland stores, dentists and doctors surgeries, churches, public houses, library, swimming pool and community centre/sports hall. Dursley is well placed for travel throughout the south west including the larger centres of Cheltenham and Bristol via the main 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 and connections to the national rail network.

DIRECTIONS

Champions Court is easily accessible by foot or motor vehicle. On leaving our offices turn left and proceed along Parsonage Street into Silver Street. The rear of Champions Court can be accessed from Boulton Lane and the front from Henlow Drive which are the first and second turnings on the right respectively.

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 HALL

Having airing cupboard with shelving and housing immersion tank, night storage heating and intercom.

LOUNGE 4.52m x 3.09m (14'9" x 10'1")

Having double glazed windows to rear with pleasant view, night storage heater and opening to:

KITCHEN 3.20m x 1.70m (10'5" x 5'6")

Having a range of units including base cupboards with worktops and drawers, matching cupboards, inset stainless steel single drainer sink unit, built-in electric oven and ceramic four ring hob with extractor hood over, the washing machine and fridge/freezer are included in the sale.

BEDROOM ONE 4.53m (max) x 2.76m (max) (14'10" (max) x 9'0" (max))

Well proportioned double bedroom with built-in storage cupboard, night storage heater, double glazed window to rear with pleasant view.

BEDROOM TWO/STUDY 3.35m x 1.98m (10'11" x 6'5")

With electric panel heater, double glazed window to rear.

BATHROOM

Bath with shower over, built-in low level WC, wash hand basin, extractor fan, wall mounted fan heater, tiled splashbacks.

EXTERNALLY

There are well maintained communal gardens, seating area and parking.

AGENT NOTES

NB: All carpets have been removed.

Tenure: Leasehold. The property has the remainder of the original 99 year lease with commenced in 1988.

Services: Mains electricity, water and drainage are connected.

Council Tax Band: B (£1836.01 payable).

The property is managed by Midland Heart Ltd and subject to a Service Charge of approximately £230.72 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.

Broadband: Fibre to the Premises

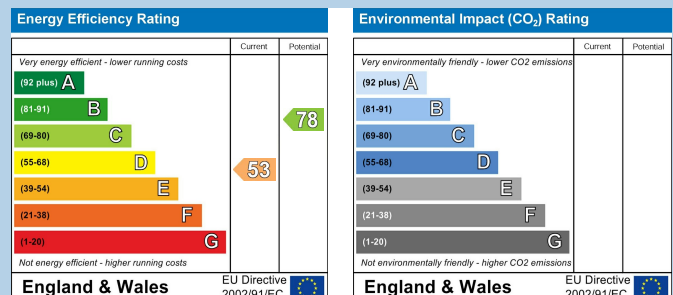
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.



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.