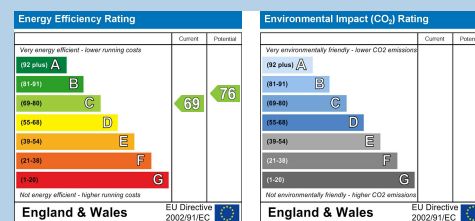




COMMUNAL GARDEN



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.

Apartment 3, Woodlands Drake Lane,
Dursley, GL11 5HA

Price Guide
£215,000



FIRST 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), DISABLED RAMP TO SIDE WITH ELEVATOR ACCESS TO UPPER FLOORS, SHARED ENTRANCE HALL LEADING DIRECTLY TO PRIVATE ENTRANCE HALL, SPACIOUS LOUNGE/DINING ROOM, FITTED KITCHEN, MASTER BEDROOM, SHOWER ROOM, 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 3, 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 turn left and take the next right at the 'T' Junction into Drake Lane, continue a further 60 metres and turn left signposted 'The Hollies' and proceed towards the detached red brick Edwardian building and parking is located to the front of the property.

DESCRIPTION

This first floor 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 access via a lift onto the communal landing which enters the private entrance hall, in addition there are stairs if preferred. This leads to spacious living room with superb views to front. There is a fitted kitchen, master bedroom

which has further views over the communal gardens, with high quality shower room. Further benefits include double glazing, gas central heating and parking directly to front. The property must be seen to be fully appreciated and we would suggest viewing at your earliest opportunity.

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).

SHARED ENTRANCE HALLWAY

Leading to lift and stairs to apartment.

PRIVATE ENTRANCE HALL

Entry com system, radiator, airing cupboard with gas boiler.

LIVING/DINING ROOM 4.81m x 5.92m narrowing to 3.68m (15'9" x 19'5" narrowing to 12'0")

Six double glazed windows to front with views, two radiators, electric fire, storage cupboard, leading into:

KITCHEN 3.17m x 2.31m (10'4" x 7'6")

Fitted kitchen with base and wall units, laminated work surfaces over, integrated tall fridge freezer, electric oven and hob with extractor over, space and plumbing for washing machine, under counter space for freezer, ceramic one and half bowl sink and drainer.

BEDROOM 4.19m x 2.81m (13'8" x 9'2")

Three double glazed windows to side overlooking communal gardens, radiator, walk-in wardrobe.

SHOWER ROOM

Walk-in shower cubicle with mixer, wash hand basin, low level wc, heated towel rail.

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.



AGENTS NOTE

Tenure: Leasehold - Lease 125 years from 1st January 2009.
Ground rent : £275 pa. This is reviewed every 25 years (next review 2034).
Management Charge: £4320.00 pa reviewed on a cost based review annually.
Services: All mains services are connected. Gas fired radiator central heating.
Please note that 10% of the sale price on re-sale will be payable to the Freeholder.
Council Tax Band C
Restrictions/covenants: Age 55 and over.
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.

There is a no pet policy unless written consent is provided by the site owner.

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.

