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54 Champions Court, Dursley,
GL11 4BE

Offers In The Region Of
£165,000



PLEASANTLY SITUATED TWO BEDROOM TOWN HOUSE SET IN WELL DESIGNED COURTYARD DEVELOPMENT FOR THE OVER 60S AND CLOSE TO THE TOWN CENTRE AND AMENITIES COMPRISING: ENTRANCE HALL, CLOAKROOM/WC, KITCHEN, LIVING ROOM WITH STAIRLIFT AND PATIO DOORS OPENING OUT INTO ENCLOSED REAR COURT YARD GARDEN, SHOWER ROOM - COMMUNAL FACILITIES, INCLUDING GUEST SUITE, RESIDENTS LOUNGE, LAUNDRY ROOM, COMMUNAL PARKING, ENERGY RATING D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



54 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 right 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.

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).

ON THE GROUND FLOOR

ENTRANCE HALL

Having part glazed door and night storage heater

CLOAKROOM/WC

Having space saving combined WC & built in wash basin above. Space for coats and shoes.

LIVING ROOM 4.01 x 4.48 (13'2" x 14'8")

Cosy room with upvc double glazed sliding patio doors opening out into the pleasant and private courtyard garden, night storage heater, upvc double glazed window to rear, stairs with built in storage below and useful STAIRLIFT to first floor.

KITCHEN 2.42 x 2.61 (7'11" x 8'7")

Bright and spacious with a range of wall and floor units with worktops over, inset stainless steel sink unit, plumbing for washing machine and space for electric cooker. tiled splashbacks and upvc double glazed window to front with views towards Stinchcombe Hill woods.

ON THE FIRST FLOOR

LANDING

With upvc double glazed window to front, night storage heater, airing cupboard containing hot water cylinder fitted with immersion heater. Access to roof space.

BEDROOM ONE 2.50 x 3.98 (8'2" x 13'1")

Having upvc double glazed window to rear with views, electric heater and built in wardrobes.

BEDROOM TWO 2.60 x 2.49 (8'6" x 8'2")

Having double glazed window to front with views towards Stinchcombe Hill woods and built in wardrobes.

SHOWER ROOM

Walk in shower, white vanity wash hand basin and low level WC, tiled splashbacks, upvc double glazed window to rear and electric towel rails and wall mounted fan heater.

EXTERNALLY

To the front of the property is a gravelled space for sitting and with views towards Stinchcombe Hill woods, having entrance to the front door with outdoor electric socket, the rear courtyard offers a patio space for entertaining with garden views beyond and is edged by a border with shrubs and is enclosed by privacy fencing.

AGENTS NOTE

The property is on a 99 year lease which commenced in 1987

Council Tax Band: 'B'

Mains electricity, water and drainage are understood to

be connected. There is a water meter. Economy 7 Night Storage Heating.

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.

Broadband: Fibre to the Premises / Fibre to the Cabinet / 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.



GROUND FLOOR
APPROX. FLOOR
AREA 309 SQ.FT.
(28.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.5 SQ.M.)

54 CHAMPIONS COURT, HENLOW DRIVE, DURSLEY, GL11 4BE.
TOTAL APPROX. FLOOR AREA 627 SQ.FT. (58.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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