

6 Champions Court, Dursley,  
GL11 4BE

Asking Price  
£80,000



Superbly located ground floor apartment with pleasant views over the communal garden. Popular retirement complex within walking distance of town centre and local amenities. Recently updated with new floor coverings and new vertical blinds. Comprising: Living room, kitchen, double bedroom with built-in wardrobe, shower room with window, double glazing, alarm pull cords to all rooms, Scheme Manager, lift to all floors, guest suite, laundry room, residents lounge, 99 year lease commencing 1988, communal car parking and attractive gardens.

Energy Rating: TBC

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

[sales@bennettjones.co.uk](mailto:sales@bennettjones.co.uk)



## 6 Champions Court, Dursley, GL11 4BE

### SITUATION

Well proportioned ground floor apartment, situated in this architect design retirement complex in Champions Court. The apartment is within walking distance of the town centre of Dursley, which offers a range of facilities including: Sainsbury's and Iceland stores, dentist and doctors surgeries, public houses, library, swimming pool and community sports centre/hall. Dursley is well placed for travel throughout the south west including the centres of Gloucester, Bristol and Cheltenham 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

Champions Court is accessible by foot or motor vehicle. On leaving our premises on foot, turn left and proceed along Parsonage Street into Silver Street, the rear of Champions Court can be accessed via Bolton Lane and also the front from Henlow Drive.

### DESCRIPTION

This ground floor apartment is in the perfect location with views over the front garden of this well thought out retirement complex. It benefits from double glazing throughout and some upgrading to include newly fitted carpets and heaters, vertical blinds and Sky internet connection. The accommodation briefly comprises: entrance hall; giving access to a well proportioned living room, kitchen, there is a double sized bedroom with built-in wardrobe, bathroom with double glazed window to side. The communal facilities include: communal lounge with communal laundry room on the ground floor. There are well kept communal gardens and ample parking available.

### 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

With entry phone system, alarm pull cord, storage cupboard with hot water tank.

### LOUNGE 4.41m x 3.10m (14'5" x 10'2")

Having UPVC double glazed window to the front with views of the gardens directly in front, night storage heater, alarm pull cord, new carpet and vertical window blind, Sky internet connection. Opening to:

### KITCHEN

Having a range of wall and base units with worktop over, stainless steel sink and drainer, fridge available, space and plumbing for washing machine, electric cooker socket.

### BEDROOM 3.48m x 2.85m (11'5" x 9'4")

With UPVC double glazed window to the front overlooking the gardens, built-in cupboard and alarm pull cord, carpet and vertical window blinds, recently installed electric storage heater.

### SHOWER ROOM

Suite comprising: newly fitted walk in shower with electric shower and seat, WC, pedestal wash hand basin, electric heater and heated towel rail along with double glazed window to the side providing daylight, alarm pull cord and non-slip floor covering.

### EXTERNALLY

The apartment has the benefit of attractive and well kept communal garden areas and communal car parking for residents and visitors.

### AGENTS NOTES

Tenure: Leasehold.

The property is available to potential purchasers meeting the criteria. They must be over 60 years of age or 55 plus and in receipt of a disability allowance. Also subject to meeting the Scheme Manager.

The property is on a 99 year lease commencing 1988.

There is a monthly Service Charge which is currently £239.61. Not subject to Ground Rent.

Mains electricity, water and drainage are connected.

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

Council Tax Band: 'B'

Cavity Wall Insulation.

Broadband: Asymmetric Digital Subscriber Line

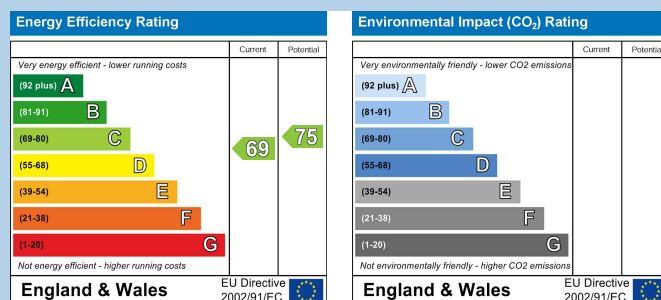
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

### 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.