

Apartment 1, Woodlands, Drake Lane,
Dursley, GL11 5HA

Asking price

£200,000



*****PLEASE CONTACT US FOR A VIRTUAL VIEWING*****

GROUND FLOOR APARTMENT - IN BEAUTIFULLY CONVERTED EDWARDIAN DETACHED HOUSE - SET IN RETIREMENT VILLAGE FOR THE OVER 55'S - ASSISTANCE AVAILABLE IF REQUIRED FROM THE NEIGHBOURING CARE HOME - ENTRANCE HALL - FITTED KITCHEN WITH INTERCONNECTING LARGE LIVING/DINING ROOM - HIGH CEILINGS WITH TALL WINDOWS TO SIDE AND FRONT WITH FAR REACHING VIEWS - DOUBLE BEDROOM - GOOD SIZED BATHROOM - STORAGE CUPBOARD - ENTRY PHONE SYSTEM - FURNISHED AND WELL PRESENTED COMMUNAL AREAS INCLUDING FIRST FLOOR BALCONY WITH FAR REACHING VIEWS - COMMUNAL GARDENS - RESIDENTS PARKING - APARTMENTS IN THIS LOCATION AND FINISHED TO THIS STANDARD

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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. Dentist 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 large attractive Edwardian house was converted to retirement apartments for the over 55's and now offers superior and unique properties in this sought after location. This luxury retirement complex is close to Dursley town centre and set in well kept communal grounds. The property is next to The Hollies Care Home and the owners offer many services including cleaning, laundry and meal services upon request. The neighbouring care home can also provide other further support if required. The accommodation is accessed via a large communal entrance hallway, which is furnished and finished to a high standard leading to the front door of the apartment. There is also wheelchair friendly access from outside of the property leading into the communal hallway. The property has a private entrance hallway providing access to the double bedroom, family bathroom and reception room. There is a modern fitted kitchen with integrated appliances and interconnecting to the large living/dining room, which has a high ceiling with spotlighting and bay window to the corner with an array of tall windows keeping the apartment naturally well lit whilst also offering far reaching views to the surrounding countryside. Further benefits include gas central heating, storage cupboard and intercom system. There is a ground floor elevator and also stairs to the first floor where there is a communal lounge area and balcony offering far reaching views to the surrounding countryside. Residents parking is also available to the front of the property and there is use of the well kept communal gardens to the side and rear.

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

UPVC front door, thermostat, radiator, access to loft space and intercom system.

KITCHEN 3.22m max x 2.49m (10'7" max x 8'2")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, electric oven and hob with hood over, ceramic one and half bowl sink and drainer, washer/dryer, integrated tall fridge/freezer, tiled splash back, inset ceiling spotlights, double glazed windows to front, leading to:

LOUNGE/DINING ROOM 5.93m narrowing to 4.70m x 4.62m narrowing to 4.37 (19'5" narrowing to 15'5" x 15'2" narrowing to 14'4")

Large bay window area, six double glazed tall windows to front, electric fireplace, two radiators with covers, high ceiling, inset ceiling spotlights, coving, airing cupboard with Worcester boiler and storage space.

BEDROOM ONE 3.71m x 2.80m (12'2" x 9'2")

High ceiling, radiator, three double glazed windows to front.

BATHROOM

Bath with shower off tap and glazed screen door, pedestal wash hand basin with mixer tap, low level wc, inset ceiling spotlights, fully tiled walls and floor, heated towel rail.

EXTERNALLY

The development is approached via a long driveway in the large well maintained grounds giving access to The Hollies and Woodlands. There is residents parking to the front of the property and use of well kept communal gardens. With the property's Ground Floor position, disabled access is located via a ramp to the side.

AGENTS NOTE

The property is leasehold and is on a 125 year lease commenced January 2009

There is an age restriction of 55 years and over.

There is also use of a communal lobby and shared balcony in the main part of the building which has far reaching views to the countryside.

Service Charge: £367.22 /quarter

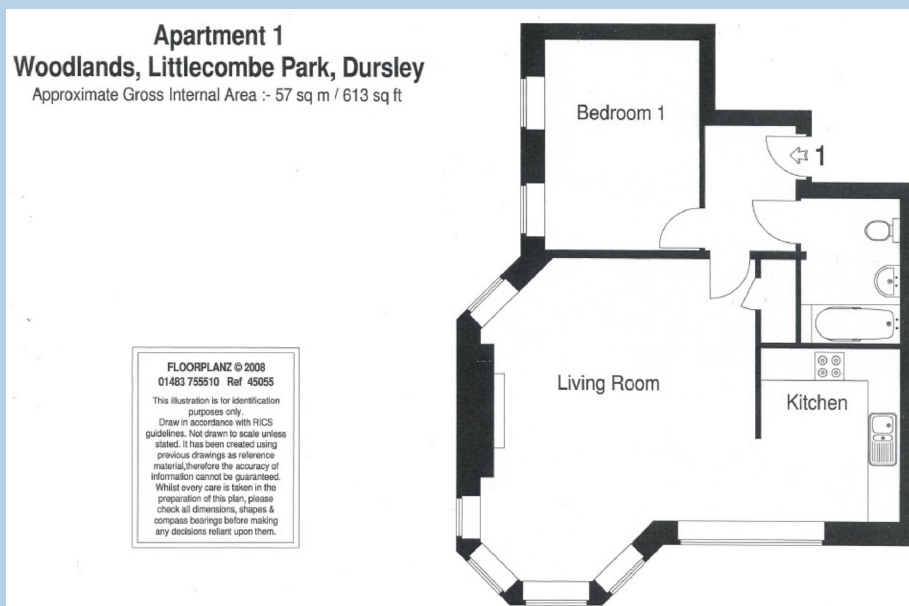
Ground Rent: £275 /annum

Council Tax Band: 'B' (£1,572.90 Payable)

There is a covenant on the property which requires the current owner at the time prior of completion, to pay the freeholder a sum of £17,000.

VIEWING

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Net energy efficient - lower rating costs	Current	Potential	Net environmental impact - lower CO ₂ emissions	Current	Potential
Best A			Best A		
Good B			Good B		
Average C	77	77	Average C	81	81
Below Average D			Below Average D		
Poor E			Poor E		
Very Poor F			Very Poor F		
Worst G			Worst G		
Net energy efficient - higher rating costs			Net environmental impact - higher CO ₂ emissions		
England & Wales	E2 Decimals 2002/1/EC		England & Wales	E2 Decimals 2002/1/EC	

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