

19 Champions Court, Dursley,
GL11 4BE

Asking price

£85,000



*****PLEASE CONTACT US FOR VIRTUAL VIEWING*** WELL PRESENTED, CONVENIENTLY SITUATED - FIRST FLOOR TWO BEDROOM RETIREMENT APARTMENT - ON FRONT OF DEVELOPMENT - OPEN ASPECT VIEW OVER THE COURTYARD - WITHIN EASY WALKING DISTANCE OF TOWN CENTRE - ENTRANCE HALL - LIVING ROOM - FITTED KITCHEN - BATHROOM - DOUBLE GLAZING - ELECTRIC HEATING - SCHEME MANAGER - LIFT TO ALL FLOORS - GUEST SUITE - LAUNDRY ROOM - RESIDENTS LOUNGE - CAR PARKING - APARTMENT IS ON A 99 YEAR LEASE COMMENCED IN 1988 - ENERGY RATING D**

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SITUATION

Well proportioned first floor apartment situated in the architect design retirement complex of Champions Court. 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, public houses, library, swimming pool and community sports centre/ hall. Dursley is well placed for travel throughout the south west including the centres of Cheltenham and Bristol via the A38 and M4/M5 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.

DESCRIPTION

This well presented and pleasantly situated apartment has been in the same ownership for approximately four years and benefits from being at the front of the development, which has an open aspect view over the courtyard and surrounding area. The property is located on the first floor and is accessible via lift, which is only a short distance away. It has entrance hallway, good sized living room with separate kitchen and two double bedrooms. There is also a bathroom, which has easy access bath with swinging door. There is a communal lounge close by with further communal laundry room on the ground floor. Well kept communal gardens and ample parking available.

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, which are 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).

PRIVATE HALLWAY

Entry com system, airing cupboard with electric water heater and night storage heater.

KITCHEN 2.56m x 2.22m (8'5" x 7'3")

Fitted kitchen with base and wall units, roll top laminated work surface over, space and plumbing for washing machine, stainless steel sink and drainer, electric cooker point with extractor over, tiled splashback, under counter space for fridge.

LIVING ROOM 4.39m x 3.12m (14'5" x 10'3")

Double glazed window to front, night storage heater and feature fireplace.

BEDROOM ONE 4.17m max x 2.76m max (13'8" max x 9'1" max)

Double glazed window to front.

BEDROOM TWO 2.99m x 2.80m (9'10" x 9'2")

Double glazed window to front.

BATHROOM

Having wc, pedestal wash hand basin, easy access walk in bath with swing door and electric shower.

AGENTS NOTE ONE

This property is on a 99 year lease, which commenced in 1988. There is a Service Charge, which is currently £192.06 per month. Economy Seven night storage heating. Council Tax Band: 'B' (£1,520.46 payable)

AGENTS NOTE TWO

The property is available to potential purchasers meeting the following criteria:

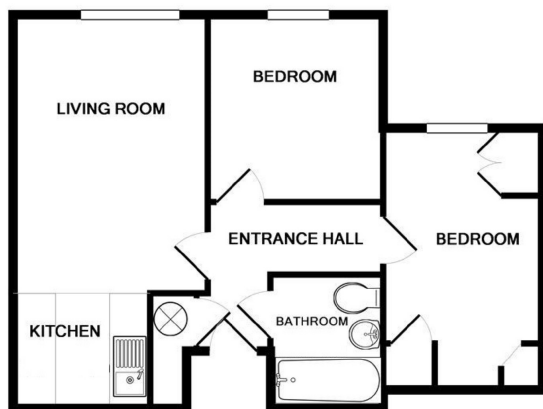
Must be Over 60 years,
Purchasers will also be considered at the age of 55 in receipt of Disability Allowance
Subject to meeting the Scheme Manager.
The Property is subject to probate.

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.



TOTAL APPROX. FLOOR AREA 501 SQ.FT. (46.6 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential	Score	Current	Potential	Score
A	B	82	A	B	73
B	C	63	B	C	45
C	D		C	D	
D	E		D	E	
E	F		E	F	
F	G		F	G	
G			G		

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