

18 INCHBROOK WAY

WOODCHESTER VALLEY VILLAGE
INCHBROOK, STROUD



18 Inchbrook Way, Woodchester Valley Village, Inchbrook, Stroud, GL5 5HQ

A PEACEFUL, SPACIOUS AND BRIGHT FIRST FLOOR ONE BED APARTMENT IN THE POPULAR WOODCHESTER VALLEY VILLAGE RETIREMENT DEVELOPMENT, SET WITHIN ACRES OF PRIVATE GROUNDS

Entrance hallway, Open-plan Sitting/Dining Room, Kitchen, Double Bedroom, Shower Room, Parking, Communal Gardens, Visitors Parking

GUIDE PRICE £185,000

DESCRIPTION

18 Inchbrook Way is a bright and airy 1st floor flat (with lift) located in the centre of this popular retirement village. Set within just over 20 acres of beautiful and quiet grounds within an Area of Outstanding Natural Beauty the residents are able to enjoy a real sense of community as well as a host of facilities and services making life as easy as possible. Woodchester Valley Village offers peace of mind in a secure and friendly complex.

This wonderful property offers very comfortable accommodation including a generous open-plan sitting/dining room with double aspect views of the surrounding greenery and village, an adjacent fully fitted kitchen, a large double bedroom with an abundance of storage and a practical shower room.

LOCATION

Inchbrook Way is located in Woodchester Valley Village approximately 1 mile from Nailsworth, an exceptional market town full of independent retailers including the famous delicatessen and restaurant, Williams Kitchen, plus numerous other shops and places to eat out. Tetbury, Cheltenham, Cirencester, Gloucester and Bath are also within easy reach.

Stroud is approximately 4 miles away with a Waitrose among numerous other supermarkets, specialist shops, cafes, galleries, cinema, bookstores and a vibrant Farmers' Market. Stroud mainline Station provides a regular service to London (Paddington) in approximately 90 mins as well as access to Bristol, Cheltenham & Gloucester.

DIRECTIONS

From the mini roundabout in the centre of Nailsworth, travel North along the A46 towards Stroud, going past Egypt Mill Hotel and Dunkirk Mill (on your right hand side). Take a left turn into Valley Road and follow the signs to Woodchester Valley Village.

ADDITIONAL INFORMATION

The tenant must be aged over 60 and capable of independent living with support

Tenure - Leasehold (999 years from 1st January 2013)

Service charge - ~£9,134.68 payable per annum (for 2023/4). Ground Rent - £130 per annum

EPC: TBC Current / Potential

Stroud District Council Tax Band A - £1,563.75 (24/25)

All mains services are connected to the property. Gas central heating

Broadband : Standard 15 Mbps, Superfast 47 Mbps

Mobile Network Coverage: EE, Three

Viewing by prior appointment with MURRAY'S ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

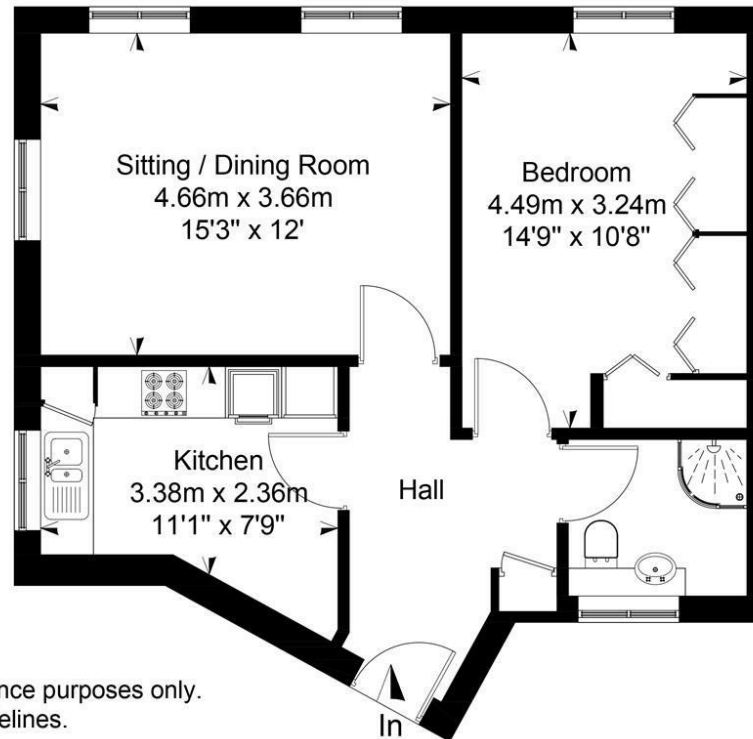
SUBJECT TO CONTRACT

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18 Inchbrook Way, Inchbrook, Gloucestershire

Approximate IPMS2 Floor Area
Flat 52 sq metres / 559 sq feet



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07890 327 241
Job No SP3408

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.

IPMS = International Property Measurement Standard



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