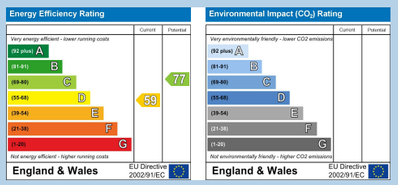
Bennett Jones
PARTNERSHIP

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS



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.

Bennett Jones
PARTNERSHIP

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

44 Champions Court, Dursley, GL11 4BE

Offers In The Region Of

£95,000

IMMACULATE ONE BEDROOM APARTMENT ENJOYING ELEVATED VIEWS AND BEAUTIFULLY MODERNISED TO A HIGH SPECIFICATION THROUGHOUT. OFFERED WITH NO ONWARD CHAIN, THE PROPERTY FEATURES A CONTEMPORARY SHOWER ROOM, A STYLISH FITTED KITCHEN WITH INTEGRATED APPLIANCES, A SPACIOUS LOUNGE-DINER, A GENEROUS DOUBLE BEDROOM WITH AMPLE STORAGE. EARLY VIEWING IS HIGHLY RECOMMENDED. EPC D

01453 544500
31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk
sales@bennettjones.co.uk

The Property Ombudsman
propertymark

44 Champions Court, Dursley, GL11 4BE

SITUATION

This one bedroom apartment is situated on the top floor of this popular and well designed retirement scheme close to the town centre. The apartment is within close proximity of the lift available inside the building to help cater to many accessibility needs. The old market town of Dursley offers an extensive range of shops including Sainsburys supermarket together with doctors and dentist surgeries, churches, public houses, library, swimming pool and community centre/sports hall. 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 has a Park and Ride railway station which has regular services to Gloucester and Bristol along with a courtesy bus to the town centre.

DIRECTIONS

Champions Court can be easily accessed from the town centre. When leaving our offices turn left and proceed on foot from Parsonage Street into Silver Street and the rear of Champions Court can be accessed from Boulton Lane and the front from Henlow Drive, the first and second turnings on the right respectively.

DESCRIPTION

This beautifully presented one bedroom apartment has been thoughtfully modernised by the current owner to create a stylish and usable space. The property has recently undergone a complete electrical rewire, including modern electrics and a consumer unit compliant with current regulations. The accommodation briefly comprises: entrance hall leading through to a spacious lounge/dining room with fabulous views, the modern shaker style kitchen is beautifully fitted and benefits from a range of integrated appliances, the generous double bedroom offers excellent built-in storage, while the contemporary shower room has been finished to a high standard featuring a modern suite including a large walk-in shower enclosure for ease of access. There is a compact whole-property water filtration system designed to help reduce limescale. Beautifully presented from start to finish, this exceptional apartment is ideal for those looking to downsize or move to sheltered accommodation. Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

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 HALLWAY

Accessed via the front door this welcoming space has entry phone system, alarm cord, airing cupboard with modern pressurised tank and storage space.

LOUNGE/DINER 4.44m x 3.13m (14'6" x 10'3")

Having UPVC double glazed triple window to front providing a bright and airy feel and offering elevated views across Champions Court and woodlands beyond. Having ample internal space for lounging and dining, TV point, and alarm pull.

KITCHEN 2.20m x 1.80m (7'2" x 5'10")

Having been reconfigured by the current owner to offer an array of modern shaker style wall and base units with worktops over, incorporating sink with three-in-one tap that provides hot, cold and safety-controlled boiling water and has its own individual filtration system for high-quality drinking water and drainer, splash backs, built-in combination oven with microwave, fridge and modern two-ring induction hob.

BEDROOM 3.56m x 2.84m (11'8" x 9'3")

Well presented double bedroom with double glazed window to front offering elevated views, and large built-in double wardrobe for storage, access via an insulated loft hatch and fitted ladder to a boarded loft space.

SHOWER ROOM

Upgraded by the current owner with a modern and contemporary suite comprising: easy accessible low rise shower cubicle with modern cladding, practical grab rails, glass shower screen with mains electric shower, complimented by suspended vanity wash basin with storage below and WC , ladder radiator and attractive fixed mirror and spot lights.

AGENT NOTES

Tenure: Leasehold. The property has a 99 year lease which commenced in 1988.
There is a monthly Service Charge which is currently £243.34.
Services: Mains electricity, water and drainage are connected.
Council Tax Band: A
Broadband: Fibre to the Cabinet
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING

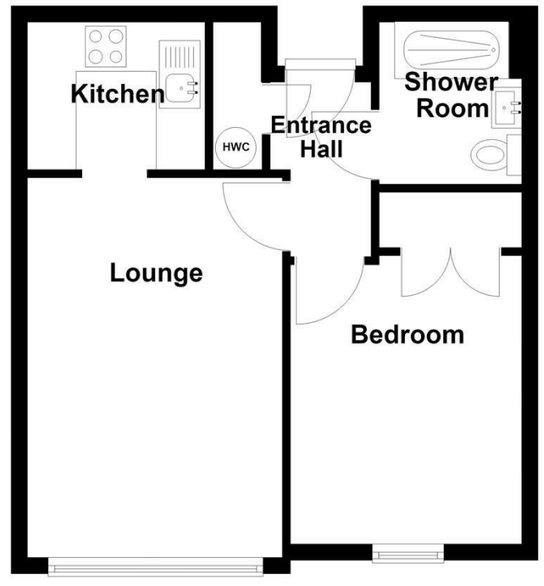
By appointment with the owner's sole agents as over.

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.

Floor Plan

Approx. 38.3 sq. metres (412.6 sq. feet)



Total area: approx. 38.3 sq. metres (412.6 sq. feet)

44 Champions Court, Henlow Drive, Dursley, GL11 4BE