
ADAMS
Estate Agents
GUIDE PRICE
£125,000
Blenheim Court, Back Lane
Winchcombe GL54 5PW
ADAMS

THE PROPERTY

Situated in the heart of Winchcombe, this bright and spacious two-bedroom lift-accessed first-floor over 55s apartment is offered with the benefit of an extended lease and no onward chain. Perfectly positioned for easy, level access to the town's independent shops and amenities, the accommodation is designed for comfortable and secure retirement living.

The apartment features a generous sitting and dining room that enjoys plenty of natural light, leading through to an adjoining kitchen. Both bedrooms are well-proportioned doubles and include practical built-in wardrobes, all served by a central bathroom.

Blenheim Court offers an excellent balance of independence and community. Residents enjoy beautifully maintained communal gardens, a sociable residents' lounge, and a dedicated guest suite for visiting family. Practicality and peace of mind are ensured by a professional site manager, a 24-hour emergency pull-cord system, and residents' parking. This is a superb opportunity to secure a centrally located home in a highly regarded development.

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ADDITIONAL INFORMATION

Mains electricity, drainage and water, electric night storage heating. Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk

- Leasehold, Share of Freehold: 999 years from Jan 1990 and each resident also owns a share of the Freehold of the development.
- The current monthly service charge is £185.69. This covers the Site Manager, alarm system monitoring, contract maintenance (lift, fire & security), Court repairs & maintenance, premises communal upkeep costs (cleaning, lights, gardening, services, etc) and Admin: management fee; insurance and professional fees.
- A Transfer Fee to the Management Company is payable by the vendor on resale of the property equating to 1% of the selling price for every full year of occupation, capped at 5%.
- The pet policy is currently that each request to keep a pet is taken on case-by-case basis. The decision is made by the resident's board.
- Adams Estate Agents may receive a referral fee if you choose to use our recommended property service providers. Full written details are provided before you appoint any service.

SITUATION

Winchcombe is an ancient Saxon town, beautifully situated on the famous Cotswold Way, just 7 miles north-east of Cheltenham. This location offers excellent connectivity (approx. 2hrs to London Paddington by train from Cheltenham), with Broadway 8 miles and Gloucester 16 miles away.

Nestled within the Cotswolds National Landscape (formerly the AONB), the town features many listed properties. The thriving community provides an excellent range of amenities, including independent shops, supermarkets, pubs, restaurants, doctors/dental surgeries, and a library, plus a primary and a secondary school.

A stone's throw from the town centre lies the magnificent Sudeley Castle, a historic Tudor jewel and the final resting place of Queen Katherine Parr. Residents and visitors alike enjoy a year-round calendar of prestigious events ranging from the magical 'Spectacle of Light' in winter to summer outdoor theatre and artisan festivals.

The town's cultural and recreational life is further enhanced by the Isbourne Arts Centre, a vibrant venue for music, drama, and community events; and the Winchcombe Park, which offers a Multi-Use Games Area (MUGA), a skate park, an outdoor gym, and picnic areas, strengthening the local community spirit.

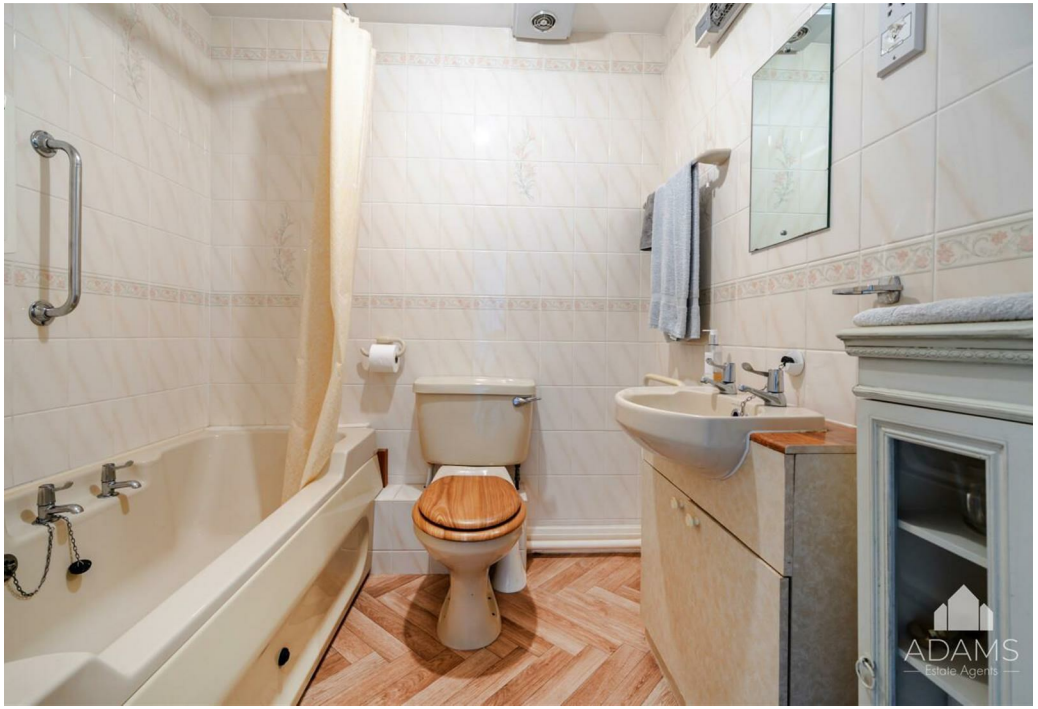

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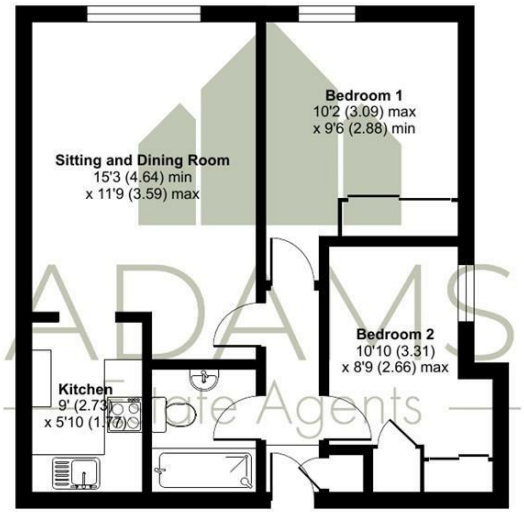




Blenheim Court, Back Lane, Winchcombe, Cheltenham, GL54

Approximate Area = 570 sq ft / 53 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1425921

TENURE

Leasehold - Share of Freehold

LOCAL AUTHORITY

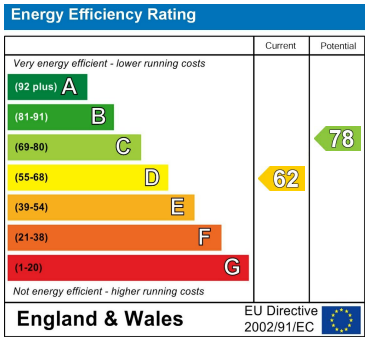
Tewkesbury Borough Council

COUNCIL TAX BAND

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VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

ADAMS Estate Agents

OFFICE ADDRESS

Hereford House, 20 North Street, Winchcombe, Cheltenham, Gloucestershire, GL54 5PS

OFFICE DETAILS

01242 603601
sales@adamsestateagents.com
www.adamsestateagents.com