

Apartment 9, Woodlands Drake Lane,  
Dursley, GL11 5HA

Asking price

**£250,000**



BRAND NEW LUXURIOUS GROUND FLOOR APARTMENTS ON OUTSKIRTS OF DURSLEY TOWN CENTRE WITH PANORAMIC VIEWS TO DURSLEY VALLEY AND WOODLANDS - SELECT DEVELOPMENT OF THREE APARTMENTS FOR OVER 55'S - PRIVATE ENTRANCE - SPACIOUS LIVING/DINING ROOM - HIGH QUALITY FITTED KITCHEN - SPACIOUS BEDROOM WITH LARGE CUPBOARD/STORE ROOM - PREMIUM SHOWER ROOM WITH SHOWER CUBICLE - COMMUNAL GARDENS - RESIDENTS PARKING - APARTMENTS IN THIS LOCATION AND FINISHED TO THIS STANDARD RARELY BECOME AVAILABLE AND WE RECOMMEND A VIEWING AT YOUR EARLIEST OPPORTUNITY - ENERGY RATING D

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire GL11 4BW

**bennettjones.co.uk**

[sales@bennettjones.co.uk](mailto:sales@bennettjones.co.uk)

# Apartment 9, Woodlands Drake Lane, Dursley, GL11 5HA

## 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 and the property will be located shortly on the right hand side.

## DESCRIPTION

This select apartment is due to completed November 2019. Their completion follows the very popular 8 existing Apartments which were all sold off plan in 2008. The apartment has views across the Dursley valley. They form part of the Littlecombe Park / Hollies Care Centre development; a friendly and supportive community. The apartments are located on the edge of the historic market town of Dursley, with a wide range of shops restaurants and amenities. There is a train station nearby, bus service and good road links to neighbouring cities such as Gloucester, Cheltenham and Bristol via the M5. Whilst the Apartments are designed for fully independent living, subtle design has ensured that the accommodation is tailored to enable those who are less able-bodied to live comfortably and safely. The nearby Hollies Care Centre is a family run Care Home which provides a very high standard of Residential and Nursing Care to elderly residents. The Home has a great reputation and has recently achieved the Gold Standards Framework award at the level of Commended. Residents of the Apartments are able to use facilities within the Hollies, such as Hospitality, Activities and laundry services if they choose. The property briefly comprises living/dining room, high quality fitted kitchen, large bedroom with premium shower room. Properties in this location rarely become available and we recommend a viewing at your earliest opportunity.

## ACCOMODATION

(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).

## KITCHEN

With high quality fitted kitchen with base and wall units, electric oven with electric hob one and half bowl sink and drainer, space and plumbing for dishwasher, space for fridge freezer, larder, space and plumbing for washer/dryer.

## LIVING/DINING ROOM

Two Double glazed windows and double glazed front door.

## BEDROOM

With double glazed window and door, fitted wardrobe, walk in large cupboard/storage room with hot water cylinder, door to:

## PREMIUM SHOWER ROOM

With low level wc, wash hand basin, inset ceiling spotlights, shower cubicle with mixer.

## 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 and use of well kept communal gardens.

## AGENTS NOTE

The property is leasehold and will be granted a new 125 year lease upon completion of the sale.

There is an age restriction of 55 years and over.

Service Charge: £122 per month to include cost of gardening, maintenance of the outside building driveway and grounds, buildings insurance, and a sinking fund.

Ground Rent: £250 per annum.

There will be a covenant on the property which requires the vendor to pay the freeholder a sum of 10% of the sale price at point of any sale or future sale.

## AGENTS NOTE 2

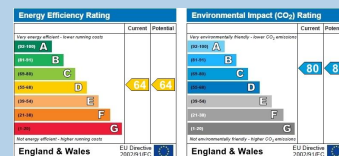
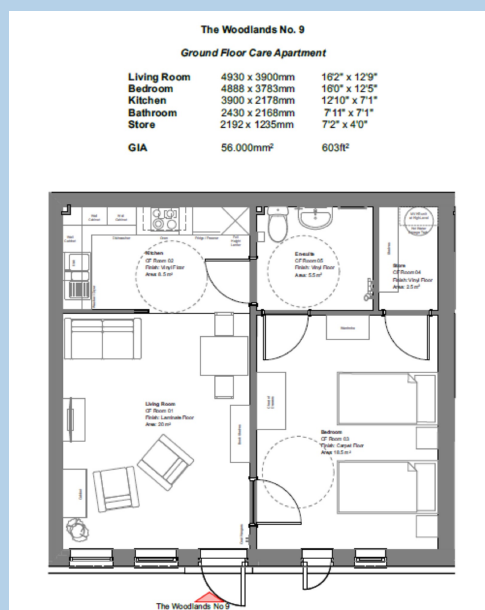
Reservation: Interested applicants may secure an apartment with payment of a 10% refundable deposit.

## 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.



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.