

26 Champions Court,  
Dursley, GL11 4BE

Asking price

**£77,500**



GROUND FLOOR FLAT IN CORNER LOCATION  
ON POPULAR RETIREMENT DEVELOPMENT  
DUAL ASPECT POSITION - WITHIN WALKING DISTANCE OF LOCAL AMENITIES  
ENTRANCE HALL - LIVING ROOM - DOUBLE BEDROOM - SHOWER ROOM - ELECTRIC  
HEATING - RESIDENT SCHEME MANAGER - EMERGENCY PULL CORDS IN ALL ROOMS -  
COMMUNAL AREAS INCLUDING: LAUNDRY ROOM, RESIDENTS LOUNGE, GUEST SUITE,  
GARDENS AND PARKING  
ENERGY RATING: D

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# 26 Champions Court, Dursley, GL11 4BE

## DIRECTIONS

Champions Court is easily accessible by foot or motor vehicle. On leaving our offices turn left along Parsonage Street into Silver Street. The rear of Champions Court can be accessed via Boulton Lane and the front from Henlow Drive. This particular flat can be found easily from the top of the car park and a communal door which gives access to a short hallway and onto 26 Champions Court.

## SITUATION

This superb apartment is located in this attractive retirement complex. Champions Court is within walking distance of the town centre, which offers a range of facilities including: Sainsbury's supermarket, Iceland store, doctors and dentist surgeries, churches, public houses, library, swimming pool, bowling green and community centre/sports hall. Dursley is well placed for travel throughout the South West, including the larger centres of Cheltenham, Gloucester and Bristol via the A38 and M5/M4 motorway network. The town has a bus station with connections to Cam 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

## DESCRIPTION

Champions Court was constructed in the 1980's as a purpose built development for the over 60's. The property has an active community with clubs, trips and communal lounge. Being located in this unique position within the town centre, it is ideal for someone seeking affordable accommodation in this friendly community within walking distance of all essential amenities. The flat has direct ground floor access from the car park and garden via communal door, which gives access to a short hallway and onto this corner dual aspect apartment, having entrance hall, living room, kitchen and shower room. The flat must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

## 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 HALL

Having night storage heater and airing cupboard housing hot water storage tank.

## LIVING ROOM 4.1m x 3.53m (13'5" x 11'7")

Having night storage heater, dual aspect double glazed window overlooking the garden.

## KITCHEN 2.6m x 1.7m (8'6" x 5'7")

Having a range of wall and base units with laminate work surfaces over, plumbing for automatic dishwasher, tall fridge/freezer, cooker hood, double glazed window.

## BEDROOM 3.26m x 2.91m widening to 3.5m (10'8" x 9'7" widening to 11'6")

Having double glazed window, night storage heater and built in wardrobe.

## WET ROOM

Having wet room flooring with electric shower over, wc, wash hand basin, ladder towel rail, electric convecter heater and part tiled walls.

## EXTERNALLY

There are well maintained communal gardens, seating area and parking.

## AGENTS NOTE

The property is leasehold with new 125 year lease commencing 2012.

Council Tax Band: 'B' (£1,572.90 payable)

The property is subject to a Service Charge of £192.41 per calendar month???

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

Must be over the age of 60 years or aged 55 plus and in receipt of disability allowance.

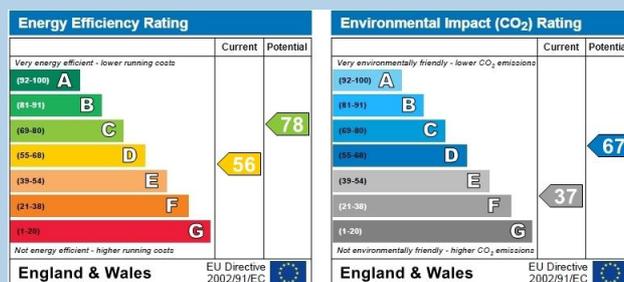
Also subject to meeting with the Scheme Manager.

## 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.