

7 Champions Court, Dursley,
GL11 4BE

Offers in the region of
£98,000



WELL DESIGNED AND PRESENTED
GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT
CONVENIENTLY SITUATED WITHIN WALKING DISTANCE OF TOWN CENTRE
ENTRANCE HALL - LIVING ROOM - FITTED KITCHEN - BATHROOM
DOUBLE GLAZING - ELECTRIC HEATING - ALARM PULL CORDS IN ALL ROOMS
SCHEME MANAGER - LIFT TO ALL FLOORS - GUEST SUITE
LAUNDRY ROOM - RESIDENTS LOUNGE - CAR PARKING
APARTMENT IS ON A 99 YEAR LEASE WHICH COMMENCED IN 1987
ENERGY RATING D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

7 Champions Court, Dursley, GL11 4BE

DIRECTIONS

Champions Court can be easily accessible by foot or motor vehicle. On leaving our offices on foot, turn left and proceed along Parsonage Street into Silver Street. The rear of Champions Court can be accessed from Boulton Lane and also the front from Henlow Drive, which are the first and second turning on the right respectively.

SITUATION

This well proportioned ground floor apartment is situated in the architect designed retirement complex of Champions Court. It is within walking distance of the centre of town of Dursley which offers a range of facilities including Sainsbury's and Iceland stores, dentists and doctors 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 Cheltenham and Bristol via the main 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 and connections to the National Rail Network.

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).

PRIVATE HALLWAY

With night storage heater, alarm pull cord, telephone entry handset, airing cupboard with insulated tank and fitted immersion heater.

LIVING ROOM 4.52m x 3.10m (14'10" x 10'2")

With UPVC framed double glazed window to rear, night storage heater and alarm pull cord.

KITCHEN 3.23m x 1.73m (10'7" x 5'8")

Well fitted with a range of Magnet units including: base cupboards with worktops and drawers, inset stainless steel single drainer sink unit, matching wall cupboards, part tiled walls. The appliances which comprise: electric cooker and fridge/freezer can be included if required.

BEDROOM ONE 3.80m plus door recess x 2.75m (12'6" plus door recess x 9'0")

Having double fitted wardrobes with top boxes, night storage heater, alarm pull cord and UPVC framed double glazed window.

BEDROOM TWO 3.35m x 2.0m (11'0" x 6'7")

With UPVC framed double glazed window and alarm pull cord.

BATHROOM

Refurbished with white suite comprising: panelled bath, vanity wash hand basin with useful storage cupboards, low level wc, extractor fan, tiled walls, electric heater.

AGENT'S NOTE 1

The property is on a 99 year lease which commenced in 1987.

There is a Monthly Service Charge which is currently £189.55

Economy 7 Night Storage Heating.

Council Tax Band 'B' £1,441.25

Cavity wall insulation.

AGENT'S NOTE 2

The property is available to potential purchasers meeting the criteria: i e. They must be over 60 years. Purchasers will also be considered at the age of 55 if in receipt of disability allowance. Also subject to meeting the Scheme Manager.

VIEWINGS

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.