



1 Inchbrook Way, Woodchester Valley Village, Inchbrook, GL5 5HQ  
£195,000

**PETER JOY**  
Sales & Lettings



## 1 Inchbrook Way, Woodchester Valley Village, Inchbrook, GL5 5HQ

A well proportioned one bedroom ground floor apartment, located within the award-winning Woodchester Valley Village. The property offers spacious accommodation including a generous entrance hall, comfortable sitting room with French doors opening onto a south facing enclosed courtyard, together with residents' parking and use of the beautifully maintained communal grounds and facilities of this highly regarded retirement village

ENTRANCE HALL, FITTED KITCHEN/BREAKFAST ROOM, SITTING ROOM, DOUBLE BEDROOM, SHOWER ROOM, STORE CUPBOARD, SOUTH FACING COURTYARD, RESIDENTS' PARKING AND USE OF THE COMMUNAL GROUNDS AND FACILITIES OF THE VILLAGE



Viewing by appointment only

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## Description

Occupying a ground floor position within Woodchester Valley Village, this well sized one bedroom apartment offers bright and practical accommodation arranged over a single level. The property is well maintained throughout and benefits from its own private external entrance, opening into a spacious entrance hall which provides access to all rooms and includes a useful storage cupboard. The kitchen is fitted with a range of base and wall units with granite worktops, together with a hob, oven and sink, and benefits from natural light. There is space within the kitchen for a small table, creating a pleasant area for everyday dining. The sitting room is a particularly generous space and features French doors opening directly onto a south facing courtyard. The bedroom is a good sized double with built in wardrobes and enjoys views over the communal grounds. The shower room is a light and well presented room, fitted with a shower cubicle, WC, vanity unit with inset sink and part tiled walls.

As part of this Gold Medal Award Winning retirement village, which is owned and managed by the residents, the apartment enjoys a strong sense of community along with access to the village amenities and support services. The popular town of Nailsworth, with its range of shops and facilities, lies just over a mile away.

## Outside

The apartment benefits from a south facing enclosed courtyard, paved for ease of maintenance and bordered by trellis fencing and planted beds. The courtyard wraps around to the front of the apartment, creating a pleasant and private outdoor space. Residents also enjoy the use of the beautifully maintained communal areas and grounds of Woodchester Valley Village, including residents' parking, planted courtyards, a fountain, a millpond with seating, and more natural landscaped areas ideal for relaxing and enjoying the surroundings.

## Location

The village offers the benefits of onsite facilities including a restaurant, library and lounge plus managed gardens with a beautiful lake surrounded by seating areas which can be enjoyed by all residents, on call staff and weekly cleaning. For further information on the facilities visit [woodchestervalleyvillageretirementvillage.co.uk](http://woodchestervalleyvillageretirementvillage.co.uk). The town of Nailsworth is close by and has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large and comprehensive selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops and a good selection of very well regarded restaurants.

## Directions

From our Nailsworth office turn left and proceed in the direction of Stroud on the A46. Proceed past the petrol station and Dunkirk Mills on your right hand side. The road bends sharply to the right and the entrance to Woodchester Valley Village is on the left hand side.

## Property information

Leasehold, with the balance of 999 years starting from October 2013. The combined annual service charge and ground rent is £9738. This figure includes the cost of Estate Managers and use of all onsite facilities, the alarm service (24 hour service care provider available), upkeep of the communal grounds, all external maintenance, building fabric insurance, window and gutter cleaning, scheme minibus for shopping trip, one hour of house keeping per week and one load (8.5 kilos) of laundry washing per week. The apartment is on mains electric, water and drainage. The council tax band is A. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house.

## Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



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Approximate Gross Internal Area = 49.5 sq m / 533 sq ft

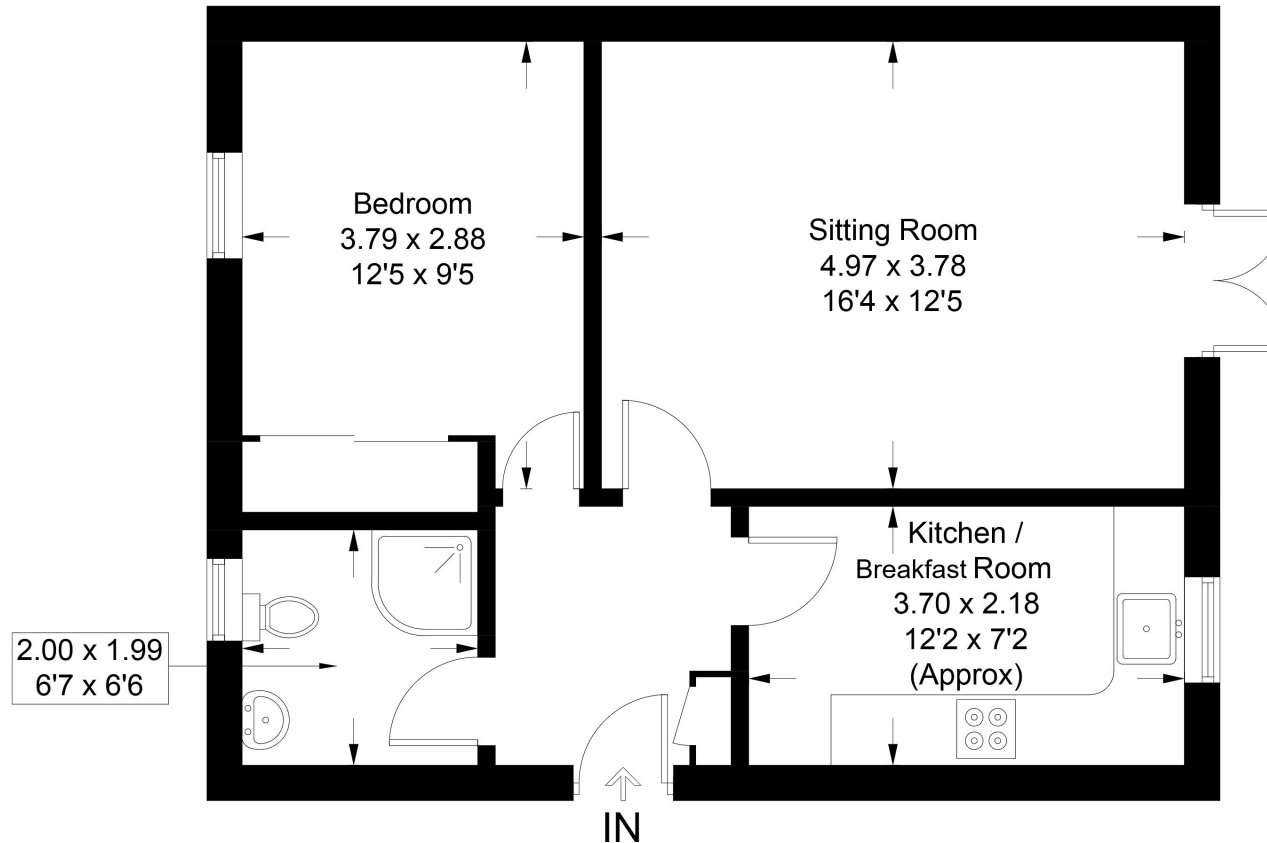



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1270807)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	78
		EU Directive 2002/91/EC	

These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.