



5 Inchbrook Court, Woodchester Valley Village, Inchbrook, GL5 5HY  
£192,500





## 5 Inchbrook Court, Woodchester Valley Village, Inchbrook, GL5 5HY

Offered CHAIN FREE – a well presented one bedroom ground floor apartment located within the central building of the award winning Woodchester Valley Village, featuring a particularly spacious entrance hall with excellent storage, a comfortable sitting room and French doors opening onto a sheltered courtyard area, together with residents' parking and use of the communal grounds and facilities of this highly regarded complex

ENTRANCE HALL, FITTED KITCHEN, SITTING ROOM, DOUBLE BEDROOM, SHOWER ROOM, STORE ROOM, RESIDENTS' PARKING AND USE OF THE COMMUNAL GROUNDS AND FACILITIES OF THE VILLAGE

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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## Description

Occupying a ground floor position within the main central building of Woodchester Valley Village, this well proportioned apartment offers bright and practical accommodation arranged over a single level. The property is well maintained throughout and features a generous entrance hall with a handy store room. The accommodation includes a fitted kitchen in good condition, a modern shower room, and a comfortable double bedroom with built in storage. The sitting room is a good size and opens through French doors onto a south facing courtyard. While this courtyard is technically communal, it is attractively screened by beech hedging and not used by other apartments, creating a private feeling space to relax and enjoy the surroundings. The property also benefits from underfloor electric heating.

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 and is ideally positioned within the development for easy 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 property enjoys the use of the beautifully maintained communal areas and grounds of Woodchester Valley Village, including residents' parking and a series of planted courtyards, one featuring a fountain. There is also a more natural, sloping area of land above the development and a millpond with seating, an ideal spot to relax, enjoy the outlook and watch the local wildlife.

## Location

The apartment is located in the main village building with easy access to all of the amenities. 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 £9850. 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. With 5 Inchbrook Court, this figure also includes water and underfloor heating. The apartment is on mains 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



## 5 Inchbrook Court, GL5 5HY

Approximate Gross Internal Area = 52.4 sq m / 564 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1266792)

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		69	69
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.