



Winchcombe

01684 293246



7 Blenheim Court, Back Lane, Winchcombe, GL54 5PW

Quite delightful. A great location for this beautifully presented ground floor apartment within this small residential development specially designed for the over 55s.

With its own front door it will really feel like home as you enter the welcoming porch which provides the perfect space to enjoy the front garden and provide additional storage.

Briefly the accommodation comprises of a light and airy lounge/dining room, cleverly designed to provide a separate dining area. A door leads into an inner hallway which provides access to all other rooms including the modern kitchen which has a lovely outlook over the rear garden. The kitchen has been recently fitted with a range of wall and base units and includes an integrated electric hob, oven, extractor, washer/dryer and slimline dishwasher.

The apartment has excellent storage with a walk in storage cupboard and airing cupboard accessed from the inner hallway.

There is one double bedroom which benefits from fitted wardrobes and a glazed door out to the rear garden – perfect for that morning cup of tea.



The contemporary styled shower room has also been recently refurbished and comprises of a walk in shower, vanity unit with inset wash basin and low level wc.

Outside there are well maintained communal gardens with patio areas, planted borders and lawns. There is ample resident parking available on an unallocated basis.

The property benefits from modern electric panel heaters and brand new double glazed windows.

Located within Blenheim Court a small development for the over 55s, there is a site manager, a guest suite and lovely communal grounds. It is situated close to the Library within easy walking distance of the town centre and its excellent range of amenities.

Winchcombe is a vibrant former market town conveniently located within 8 miles of Cheltenham and 10 miles of Evesham with excellent public transport links with both from Winchcombe.



GROUND FLOOR

Ground Floor

Lounge/dining room 18'4"x15'11" max
 Kitchen 9'5"x7'3"
 Bedroom 1 10'8"x9'5"
 Shower room 6'10"x5'11"

Outside

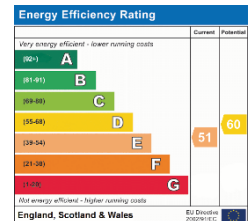
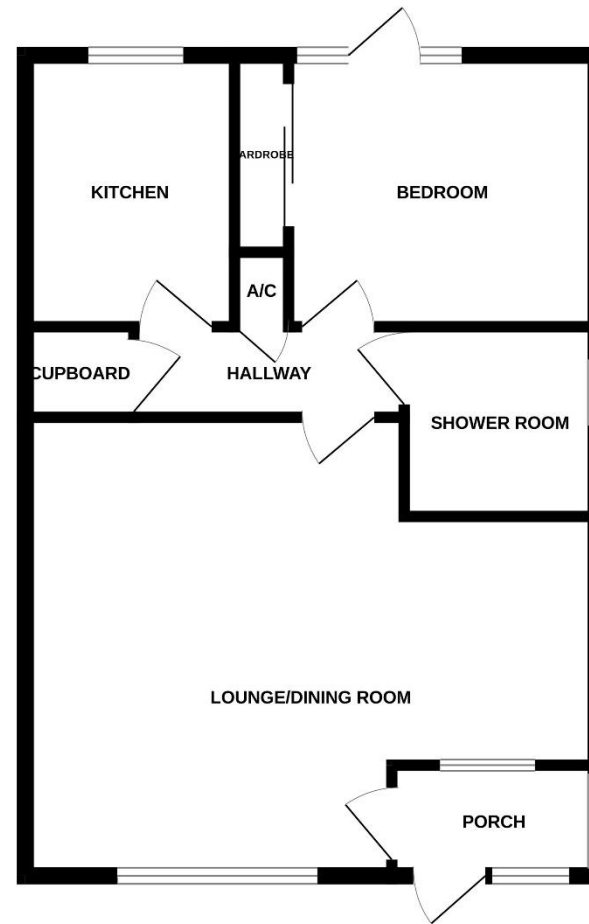
Patio seating areas
 Attractive communal gardens

% Share of the Freehold all Residents own 1 share within the company Blenheim Court (Winchcombe) Ltd. No Ground Rent therefore is payable.

Leasehold has 80 years remaining on the lease (125 year from 1990)

Management Company: Kingsdale Group Limited
 Monthly Management Fee: £155.03 (2024/2025)
 Covers building insurance; external building maintenance; communal areas; 24hr careline; site manager; guest suite and facilities.
 Pets by individual agreement

Tewkesbury Borough Council Tax Band C



This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

Guide Price £140,000 % Share of the Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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