



6 Inchbrook Court, Woodchester Valley Village, Inchbrook, GL5 5HY
£150,000

PETER JOY
Sales & Lettings



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CHAIN FREE - a one bed ground floor apartment situated in the central building of the award winning Woodchester Valley Village with an upgraded kitchen, large sitting room, small garden area and use of the facilities and communal grounds of this sought-after complex

ENTRANCE HALL, NEW FITTED KITCHEN, SITTING ROOM, DOUBLE BEDROOM, SHOWER ROOM, SMALL GARDEN, 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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Email: nailsworth@peterjoy.co.uk



Description

This light and airy apartment is located on the ground floor of the main building and benefits from its own small garden area, in which to sit and enjoy the woodland views and the westerly aspect. The apartment has spacious accommodation spread over one level and is in good condition. This comprises an entrance hall, an upgraded kitchen with stylish sleek white cupboards and modern appliances and a modern shower room with a large walk-in shower. There is also a double bedroom with storage cupboards and a spacious 18' sitting room with double doors leading out to the garden. The property also benefits from underfloor electric heating. This Gold Medal Award Winning retirement village is beautifully kept and is owned and managed by the residents, giving it a real sense of community. Being in the main central building within the development, the flat is perfectly placed for the amenities and support that the village offers. The complex is also just over a mile from the popular town of Nailsworth, which has a good range of shops and facilities.

Outside

The property enjoys the use of the communal areas and grounds of Woodchester Valley Village, including residents' parking and beautifully planted and maintained courtyards, one with a fountain feature. There is a wilder, sloping area of land above the development and a millpond with a seating area – a great place to sit and watch the ducks and enjoy the view.



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. 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 £9601.32. 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 6 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 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

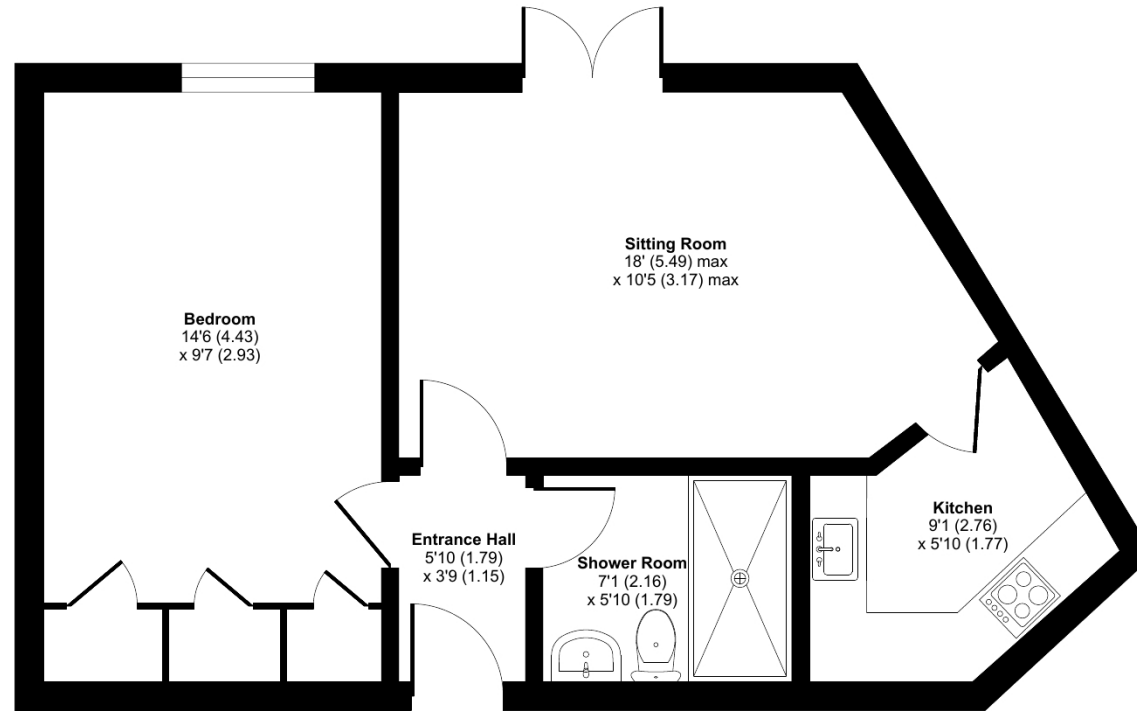
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Inchbrook Way, GL5

Approximate Area = 449 sq ft / 41.7 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Peter Joy Estate Agents. REF: 1248236

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
88-91	A		
81-87	B		
69-80	C	76	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Less energy efficient - higher running costs			
England, Scotland & Wales			
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.