



2 Inchbrook Court, Woodchester Valley Village, Inchbrook, GL5 5HY
£165,000

PETER JOY
Sales & Lettings



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

A ground floor apartment with a courtyard situated in a great spot in the award winning Woodchester Valley Village with a double bedroom, re fitted kitchen and use of the facilities and communal grounds of this well regarded retirement complex.

ENTRANCE HALL, 19' SITTING/DINING ROOM, KITCHEN, 13' BEDROOM, SHOWER 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

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

AVAILABLE WITH NO ONWARD CHAIN - A well presented ground floor apartment situated within the Gold Medal Award Winning Woodchester Valley Village. This beautifully kept retirement village complex is owned and managed by the residents, and has a real sense of community. The site itself is just over a mile from the popular town of Nailsworth, and 11 Inchbrook Court is in a great position within the development, and perfectly placed for the amenities and support that the village offers.

This light and airy apartment located on the ground floor of the main building, close to the residents lounge, and the social activities that take place there. The property is tastefully decorated, and arranged over one level. This comprises an entrance hall, 19' sitting/dining room with glazed double doors that lead out to the rear, kitchen, 13' bedroom and shower room.

Outside

The property benefits from a small paved courtyard, with glazed double doors that open out from the sitting room on to this area. The property also enjoys the use of the communal areas and grounds of Woodchester Valley Village, including resident's parking and beautifully planted and kept courtyards, one with a fountain feature. There is 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 Directors of the Estate Management Company are elected from the residents and their families, by the leaseholder. 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 www.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.

Tenure

Leasehold, with the balance of 999 years starting from 22nd October 2013. The combined maintenance charge and ground rent are £8837.92 per annum. 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 2 Inchbrook Court, this charge also covers the cost of water and underfloor heating.

Services

Underfloor gas central heating, mains electricity, water and drainage. With 2 Inchbrook Court, water and underfloor heating use are included in the maintenance charge.

Council Tax

Band - A

Local Authority

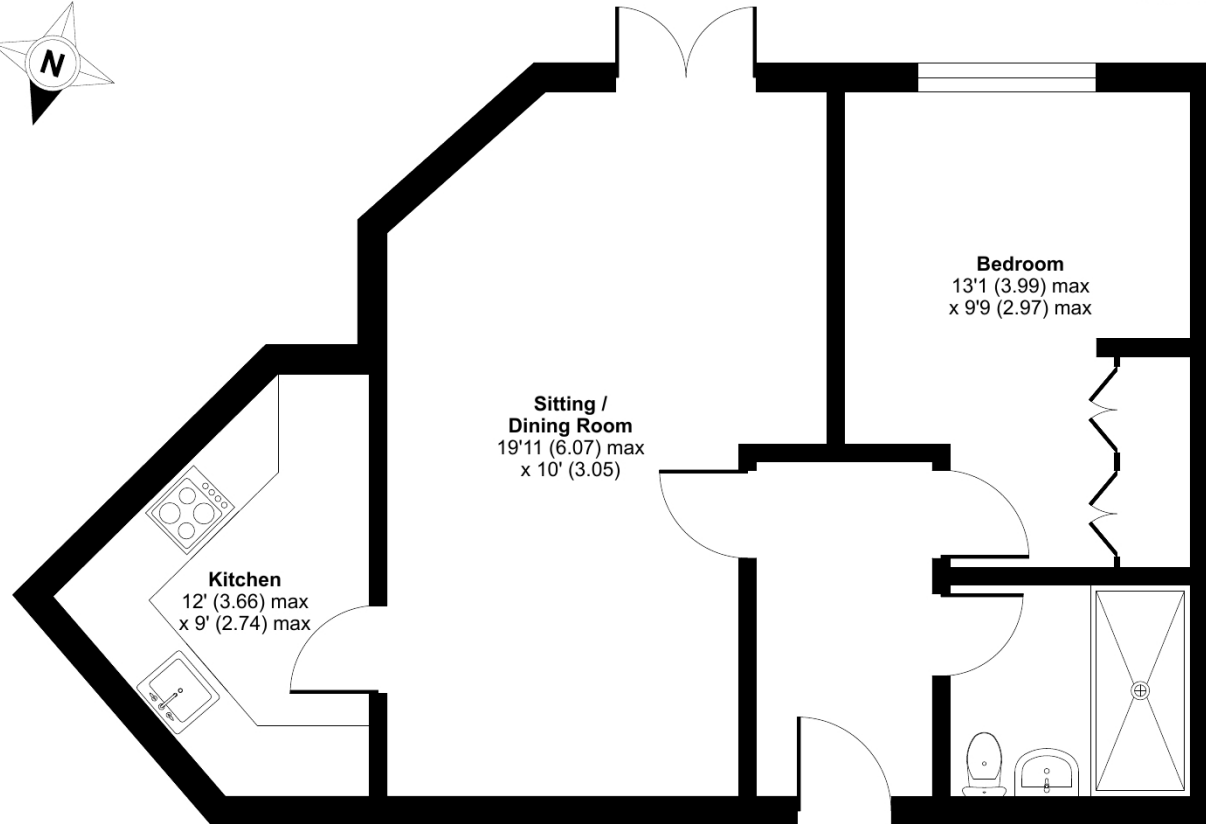
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Inchbrook Way, Stroud, GL5

Approximate Area = 528 sq ft / 49.1 sq m

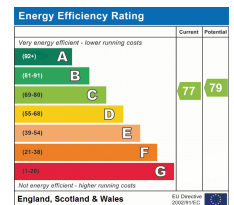
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1057437



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.