



17 Inchbrook Court, Woodchester Valley Village, Inchbrook, GL5 5HY
£135,000

PETER JOY
Sales & Lettings



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

Offered CHAIN FREE – a stylish, extended first floor apartment situated in the award-winning Woodchester Valley Village with a double bedroom, sitting/dining room, separate kitchen and use of the facilities and communal grounds of this well regarded complex

SPACIOUS 21' SITTING/DINING ROOM, NEWLY FITTED SEPARATE KITCHEN, 13' BEDROOM WITH FITTED WARDROBES, RECENTLY REFURBISHED 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

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Description

17 Inchbrook Court is a lovely apartment situated on the first floor (with lift) 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 this property is in a lovely spot within the development overlooking trees and well placed for the amenities and support that the village offers. The accommodation is arranged over one floor and has been extended by the current owner to offer a new, recently fitted separate kitchen with sleek modern units. There is also a large, light-filled 21' sitting/dining room and a recently upgraded shower room with a walk-in shower. This leads off the spacious 13' double bedroom with fitted wardrobes. The flat also benefits from underfloor heating and is in immaculate condition, ready for a buyer to move straight into and start enjoying all the complex has to offer.

Outside

The property 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 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! There is a parking area on the ground floor immediately below the property and other unallocated spaces throughout the village.

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 £9451.64. 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 17 Inchbrook Court, this figure also includes water, underfloor heating and electric costs. 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 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

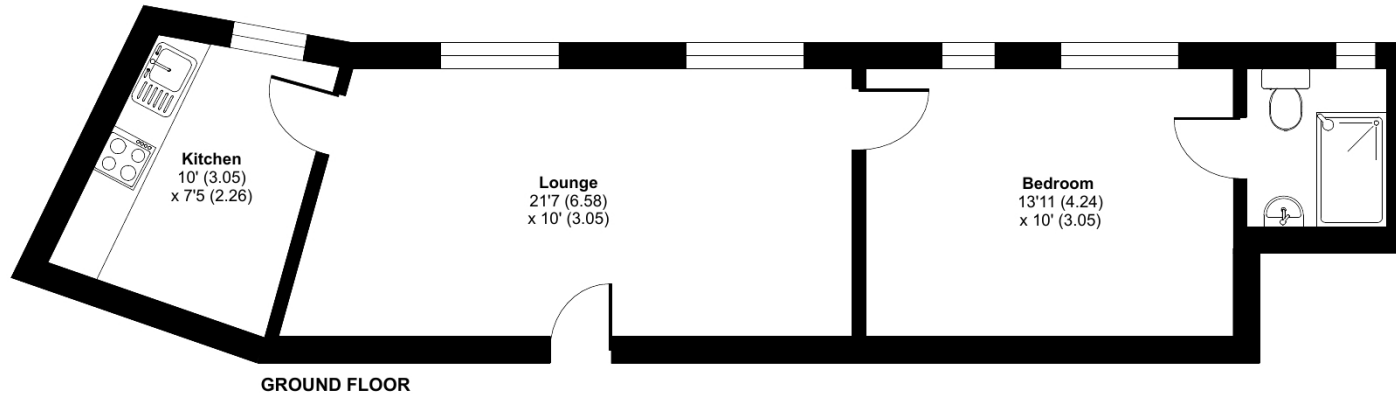
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



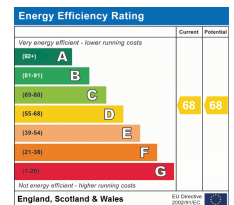
Inchbrook Court, Inchbrook Way, Inchbrook, Stroud, GL5

Approximate Area = 470 sq ft / 43.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1189620



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.