



11 Inchbrook Court, Woodchester Valley Village, Inchbrook, Stroud, GL5 5HY
£142,500

PETER JOY
Sales & Lettings



11 Inchbrook Court, Woodchester Valley Village, Inchbrook, Stroud, GL5 5HY

Offered CHAIN FREE - a lovely first floor apartment situated within 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 complex.

ENTRANCE HALL, FITTED KITCHEN, SITTING ROOM, DOUBLE BEDROOM, EN-SUITE 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

A well appointed first 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 central position within the development, and so perfectly placed for the amenities and support that the village offers.

This light and airy apartment located on the first floor of the main building with the benefit of both a lift and easy rise staircase providing access to the lounge and communal areas. The property benefits from a good westerly aspect with spacious accommodation spread over one level and is offered throughout in good condition. This comprises an entrance hall, a fitted kitchen with contemporary units, spacious 16' sitting room, double bedroom with en-suite shower room. Available with vacant possession.

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 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 annual service charge and ground rent is £8748.08. 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 11 Inchbrook Court, this figure also includes water, underfloor heating and electric costs.

Services

Underfloor heating, mains electricity, water and drainage. This particular unit has the heating, electric and water bills included in the management charge.

Council Tax

The council tax banding is A.

Local Authority

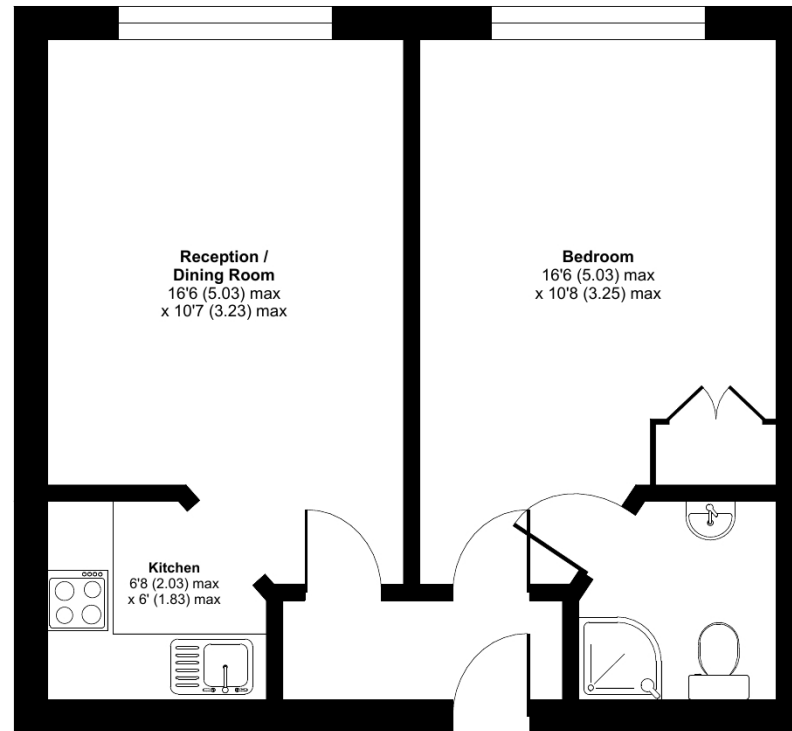
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Inchbrook Court, Stroud, GL5

Approximate Area = 443 sq ft / 41.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Peter Joy Estate Agents. REF: 932102

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
BB+	A		
(81-91)	B		
(69-80)	C	71	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not 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.