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Sales & Lettings

10 Inchbrook Way, Woodchester Valley Village,
Inchbrook, Stroud, Gloucestershire, GL5 5HQ
Price £140,000

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Situated within the much sought after Woodchester Valley Village retirement development can be found this well presented first floor apartment with its own private entrance offering good size living accommodation, double bedroom and fitted wardrobes. Communal gardens with a beautiful lake. No Chain.

Woodchester Valley Village lies in over 30 acres of peaceful, secluded grounds within an area of outstanding natural beauty adjoining National Trust land. Woodchester Valley Village retirement development exclusively for the over 60's offers the benefit of on site 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, residents and visitor parking. The property is offered with no onward chain.

Amenities: The property is located near Nailsworth which has become a popular shopping destination with a large and comprehensive selection of speciality shops. A blend of rich industrial heritage and contemporary amenities to include a bustling street market together with town centre shopping, pubs, restaurants and bistros. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

About the village - When you live at Woodchester Valley Village, a member of staff is on duty and on hand 24 hours a day to provide a concierge service, and to help with any day-to-day issues or emergencies. The Management Company takes on the burden of property management, freeing up your time to enjoy life. The housekeeping team does a one hour weekly clean of your home and launders your bed linen and towels* *One load of laundry per week * One hour of weekly cleaning. The maintenance team handles odd jobs and small repairs for you, and a chef will prepare delicious freshly cooked meals.

A welcoming community - With its informal layout, mix of property types and unique Mutual structure, Woodchester Valley Village has the friendly supportive community feel that is found in the best rural villages. Safe behind their own front doors, residents can be as sociable (or as unsociable!) as they wish; however outgoing they choose to be, they can always be sure that a helpful neighbour is not far away.

Handy facilities - Which includes a well-stocked library, a hairdresser, a village shop, our 'Green Room' lounge for small gatherings and The Octagon lounge – the village hall, which is used for larger events.

Pets are welcome - Well-behaved and socialised pets are welcome in the Village. For more information please visit the village website at www.woodchestervalleyretirementvillage.co.uk

Entrance Hall

Part glazed timber door to front, stairs to first floor and door to inner hall.

First Floor

Hallway

Coving, recessed down lighting and secure entry phone handset system.

Living/Dining Room 4.84m (15'11") x 3.85m (12'8")

Double glazed window to front, two double glazed windows to side, coving, wall light points, shelving, two radiators, television point and telephone point.

Kitchen 3.54m (11'7") x 2.33m (7'8")

Double glazed window to front, cottage style fitted wall and base units complemented with block edged work surfaces over, stainless steel single drainer sink unit with mixer tap, tiled splash backs, electric hob and fitted oven, wall mounted 'Worcester Bosch' combination boiler, space for fridge/freezer and space for dishwasher. Radiator.

Bedroom 4.41m (14'6") Max x 2.93m (9'7")

Double glazed window to side, coving, access to loft, wall light points, built in double wardrobe, television point and telephone point.

Bathroom 2.31m (7'7") x 1.77m (5'10")

Double glazed window to side, LED recessed down lighting, suite comprising bath with shower over with further shower attachment, concealed cistern low level WC and wash hand basin set within vanity unit. Part tiled walls and heated towel rail.

Outside

Well tended communal gardens and lake with pleasant seating areas.

Agents Note

Tenure: Leasehold

Lease Length: 999 Year lease from 1st January 2000

Ground Rent: £100 per year

Service Charge: £7,626 per year (2020/2021) paid quarterly.

Management Company: Woodchester Valley Estate Management Ltd.

Age Restriction: Over 60's.

The service charge includes the cost of Estate Managers and use of all on site 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, one hour of cleaning per week and one load of laundry washing per week.

There is also a mini bus scheme available which is chargeable per trip.

(These figures are subject to change and should be checked by your legal advisor)

Selling Agent

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Local Authority

Stroud District Council - Band B

Directions

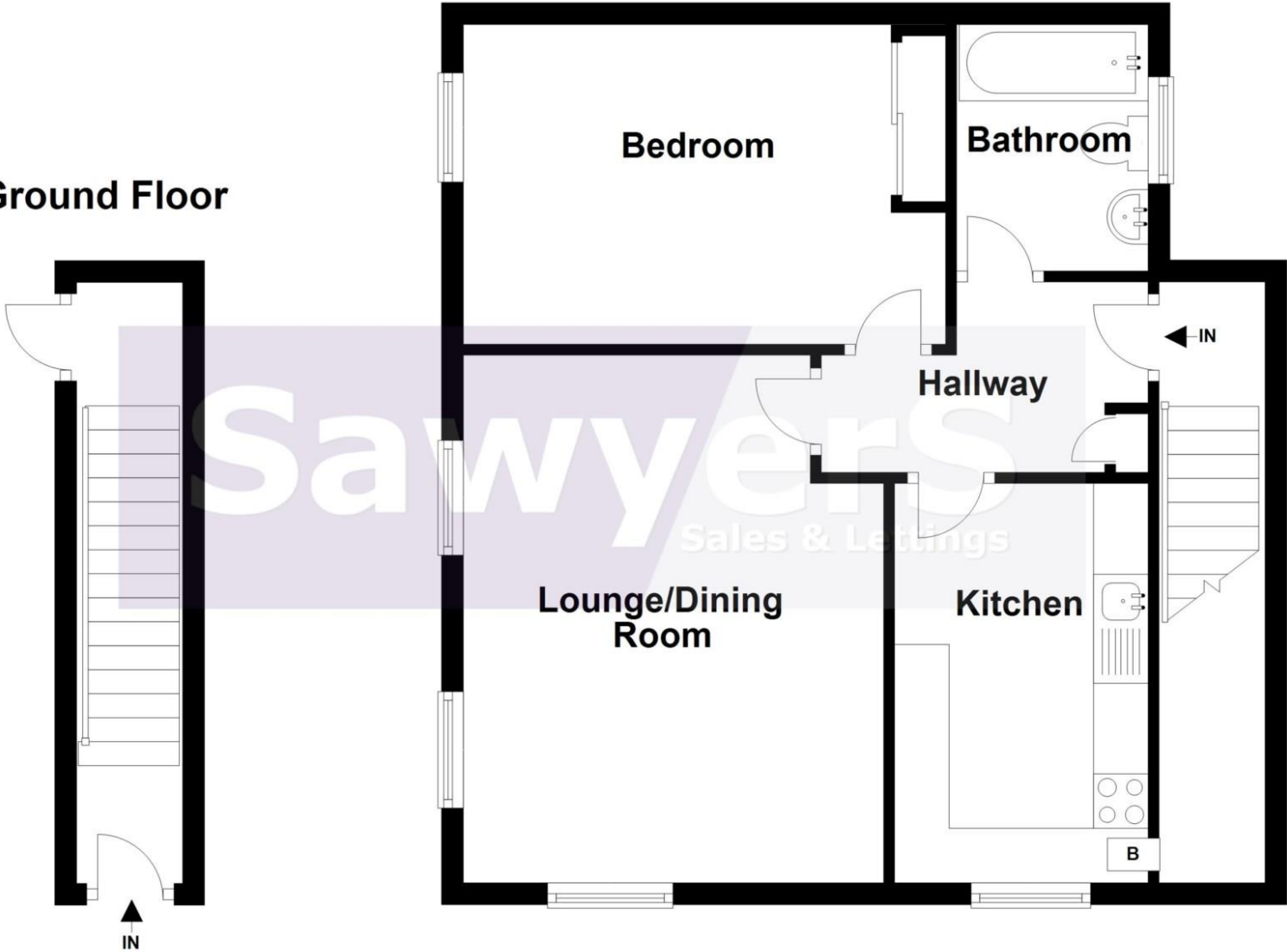
For SAT NAV use: GL5 5HQ

Leave Stroud via the A46 Bath Road. Upon reaching Inchbrook, turn right, sign posted Woodchester Valley Village. Proceed ahead where the property will be found on your right hand side within the courtyard. Visitor parking can be found at various points within the development.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

First Floor

Ground Floor



Plans are to be used as a guide only and are not to scale.
Plan produced using PlanUp.

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