



GUIDE PRICE

£199,950

Blenheim Court, Back Lane

Winchcombe GL54 5PW

## THE PROPERTY

An exceptional opportunity to acquire a coveted over-55s, two-bedroom bungalow within Blenheim Court, a purpose-built development boasting an enviable central location.

The property itself is well-presented and features an excellent open-plan living room with direct access onto the communal gardens, and an adjoining, updated kitchen complete with integrated appliances. The accommodation offers two double bedrooms, one benefiting from a built-in wardrobe, and a modern shower room with a walk-in shower.

Blenheim Court provides a comprehensive and secure lifestyle, including a dedicated site manager, a residents' lounge, and a guest suite. Further benefits include beautifully maintained communal gardens, residents' parking, and a 24-hour pull-cord communications centre call system.

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### ADDITIONAL INFORMATION

- Mains electricity, drainage and water, thermostatically controlled electric radiator heating. Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)
- Leasehold, Share of Freehold, 999 years from 01/01/1989) and each resident owns a share of the freehold of the development.
- The current monthly service charge is £151. This covers the Site Manager, alarm system monitoring, contract maintenance (lift, fire & security), Court repairs & maintenance, premises communal upkeep costs (cleaning, lights, gardening, services, etc) and Admin: management fee; insurance and professional fees.
- A Transfer Fee to the Management Company is payable by the vendor on resale of the property equating to 1% of the selling price for every full year of occupation, capped at 5%.
- The pet policy is currently that each request to keep a pet is taken on case-by-case basis. The decision is made by the residents' board.

### SITUATION

Winchcombe is an ancient Saxon town, beautifully situated on the famous Cotswold Way, just 7 miles north-east of Cheltenham. This location offers excellent connectivity (approx. 2hrs to London Paddington by train from Cheltenham), with Broadway 8 miles and Gloucester 16 miles away.

Nestled within the Cotswolds National Landscape (formerly the AONB), the town features many listed properties. The thriving community provides an excellent range of amenities, including independent shops, supermarkets, pubs, restaurants, doctors/dental surgeries, and a library, plus a primary and a secondary school.

A stone's throw from the town centre lies the magnificent Sudeley Castle, a historic Tudor jewel and the final resting place of Queen Katherine Parr. Residents and visitors alike enjoy its ten award-winning gardens, including the stunning Queens' Garden, and a year-round calendar of prestigious events ranging from the magical 'Spectacle of Light' in winter to summer outdoor theatre and artisan festivals.

The town's cultural and recreational life is further enhanced by the Isbourne Arts Centre, a vibrant venue for music, drama, and community events; and the Winchcombe Park, which offers a Multi-Use Games Area (MUGA), a skate park, an outdoor gym, and picnic areas, strengthening the local community spirit.

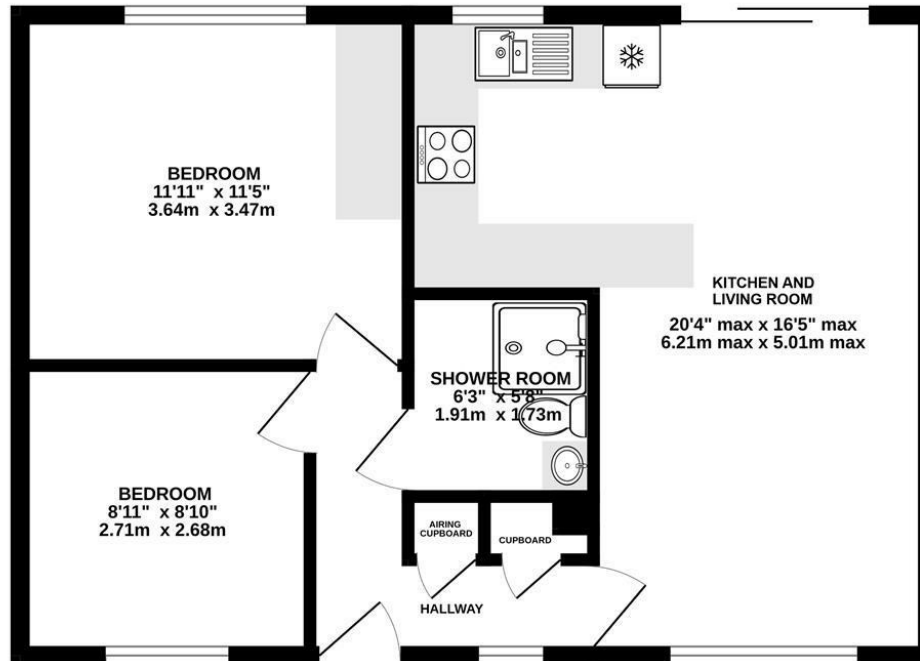








GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TENURE

Share of Freehold

LOCAL AUTHORITY

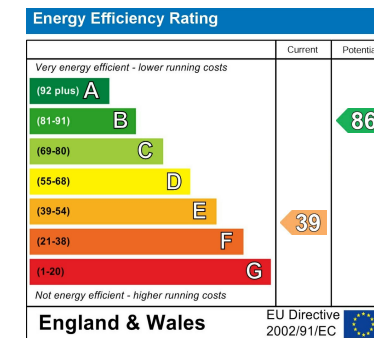
Tewkesbury Borough Council

COUNCIL TAX BAND

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VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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