



Woodlands, Drake Lane, Dursley, Gloucestershire, GL11

Guide Price £189,000 Leasehold

Living Room, Kitchen, Bedroom with Ensuite, Bathroom, Cloakroom, Communal Restaurant with, Cocktail Bar, Drawing Room, Library, Passenger Lift, Client Liaison Manager, Secure Parking, Gardens.



Description

This first floor one bedroom luxury retirement apartment is located at the rear of the house. The "L"-shaped living room is designed to incorporate a dining area. The kitchen units are the "Burford" range and incorporate a Bosch oven & hob and integrated fridge/freezer. The bedroom boasts an ensuite bathroom plus the apartment has the added benefit of a cloakroom for guests. The views to the rear are across the communal grounds.

Situation

Formerly known as "The Towers", Woodlands was once the elegant home of the Lister family, and was built in 1895. It has now been sympathetically restored and converted into 7 luxury retirement apartments by craftsmen. Dursley has a wide range of local shops and services such as banks, Post Office, solicitors, dentists and a regular farmers' market. Amenities include a bowling green, an award-winning modern library and an excellent swimming pool. It is also home to Stinchcombe Hill Golf Club.

Local Authority

Stroud District Council Offices, Ebley Mill,
Westward Road, Stroud O1453 766321

Tenure

Leasehold.

Additional Information

Littlecombe Park is a well-designed private development consisting of The Hollies, a prestigious nursing home, Woodlands, a handsome Edwardian residence converted into 7 individual quality retirement apartments and a further purpose-built property (currently under construction) comprising more quality retirement apartments with leisure facilities. Woodlands offers exclusive retirement living within a friendly and supportive community. It caters for luxury independent lifestyles whilst tailored care/service packages covering personal care and domestic services are also available to suit individual requirements. A range of facilities and services are available such as emergency call system, reception area with a post-box, CCTV security, wheelchair access, secure grounds, room service, car valeting and maintenance help. These apartments can only be purchased by clients over 55 years of age. STRo80257.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	85
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANZ ©2008
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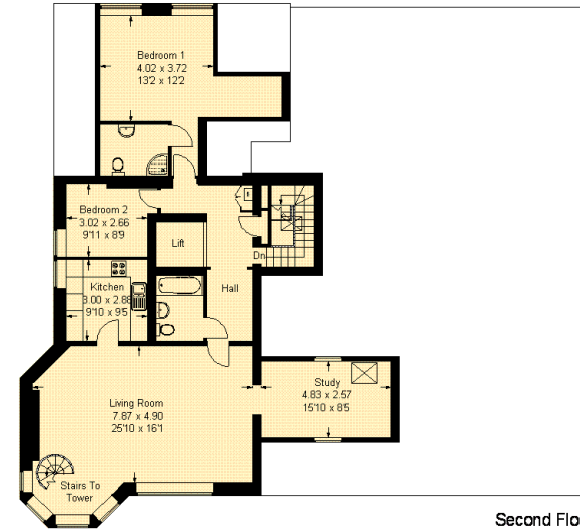
This illustration is for identification purposes only.
Draw in accordance with RICS guidelines. Not drawn to scale unless stated. It has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Woodlands, Littlecombe Park, Dursley

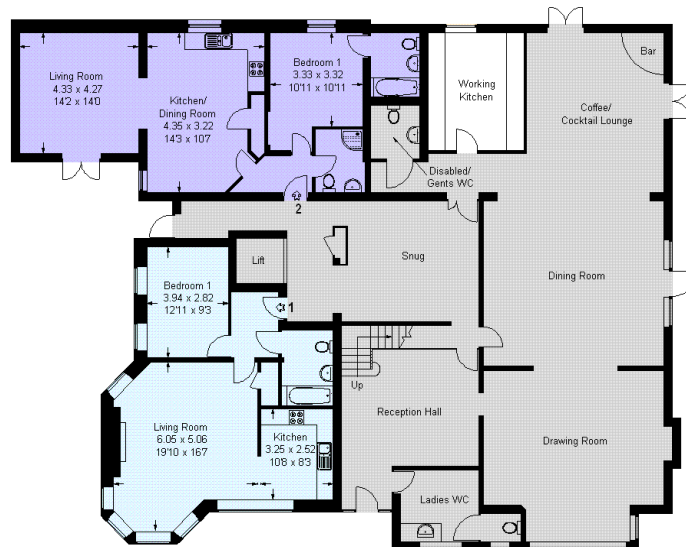
Approximate Gross Internal Area :-
Apartment 1 : 57 sq m / 613 sq ft
Apartment 2 : 70 sq m / 753 sq ft
Apartment 3 : 61 sq m / 656 sq ft
Apartment 4 : 70 sq m / 753 sq ft
Apartment 5 : 58 sq m / 624 sq ft
Apartment 6 : 78 sq m / 839 sq ft
Apartment 7 : 129 sq m / 1388 sq ft (Excluding Tower Balcony)
Total : 807 sq m / 8683 sq ft (Including Communal Parts)

Key

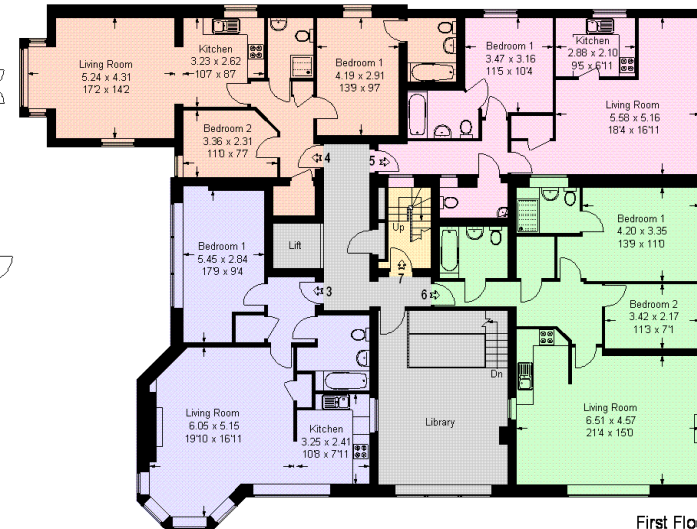
	- Communal Areas		- Apartment 4
	- Apartment 1		- Apartment 5
	- Apartment 2		- Apartment 6
	- Apartment 3		- Apartment 7



Second Floor



Ground Floor



First Floor

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



Cocktail Bar



Communal Dining Room



Communal Grounds



Communal Living Room

Viewing strictly by appointment only.

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