



HUNTERS[®]
HERE TO GET *you* THERE

Queens Court, Brimscombe, GL5 2TN | £139,950 | NO CHAIN
Call us today on 01453 764912



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(95-100) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs	(1-20) G		
		72	77
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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
		75	81
England & Wales		EU Directive 2002/91/EC	

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



From £99,950 to £139,950 Depending on the stage of construction. Hunters are delighted to offer this newly renovated development of nine 2-bedroom ground floor apartments which look out over the edge of Brimscombe. The apartments are approached by their own front doors and boast wonderful Bi-fold (depending on stage) looking onto the gardens. No Chain

AMENITIES

Local amenities are all nearby, including the ever popular Thomas Keble school and sought after primary schools. A community run store can be found at nearby Chalford, whilst the village of Bussage offers a Tesco Express, Doctors and Dental Surgeries, Take-Aways and Local Pubs. Comprehensive shopping and leisure facilities can be found in Cirencester and Stroud, with Stroud having a mainline rail link to London, Paddington. For those who don't own a car, there is a bus stop on London Road just below the block which offers a regular service to both Cirencester and Stroud.

DIRECTIONS

Queens Court can be found just along the London Road(A419) Just past the Pavilion Restaurant opposite the Thames and Severn Canal and towpath. As you enter you first see the parking area with a path on the right leading to the apartments.

STAGES

Stage 3 - £129,950 - Stud, plaster, paint, skirting/arch, doors, radiators, bi fold doors, lights/sockets/switches, water heater.

Stage 4. £139,950 - Fully complete, turnkey, options available for kitchen, bathroom, floors/carpets and doors.

FRONT

There is a small area open plan and laid to crushed stones as you enter the apartment

REAR GARDEN

An enclosed rear garden with fenced surround, patio and barked areas. Enjoying a green outlook across the London road. External lighting and power socket, plus water tap.

AGENTS NOTES

The apartments are leasehold. The leases run for a term of 125 years which commenced 01/01/2018. There is a maintenance charge of £638 per annum paid in 2 instalments and covers gardening, electricity, general repairs, a sinking fund and cleaning of the communal areas. The ground rent is £250 per year.

The internal photos begin shown are of the show home which is on the market at £139,950. This property is currently just a shell.

FACEBOOK

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BESLEY HILL PART OF THE HUNTERS GROUP

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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