

Goldsborough Estates

A member of the **Bupa** group

3 ILSOM COURT COTTAGES
ILSOM HOUSE
CIRENCESTER ROAD
TETBURY
GL8 8RX



External Images of Ilsom Court Cottages

£72,000

Currently Exempt from Stamp Duty

Freephone 0800 731 6287

www.goldsboroughestates.co.uk



INVESTOR IN PEOPLE

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Situated close to the small market town of Tetbury in the Gloucestershire countryside, Ilsom Court has a wide selection of shopping facilities including a post office and GP's surgery within just a mile.

The cottages of Ilsom Court are set in the grounds of BUPA's Ilsom House residential care home, a magnificent seventeenth century farmhouse conversion of Cotswold stone with many of its original features. The style of the cottages is in keeping with its setting and residents of Ilsom Court enjoy the tranquil and rural location surrounded by the beautiful and well maintained gardens which offer a delightful place to spend a warm summer's afternoon.

Combining luxury and style with safety, security and ease of living this development and **one bedroom cottage** includes the following:

- Non Resident House Manager
- Landscaped gardens
- Double glazed windows.
- Gas fired central heating
- 24 hour Emergency call system



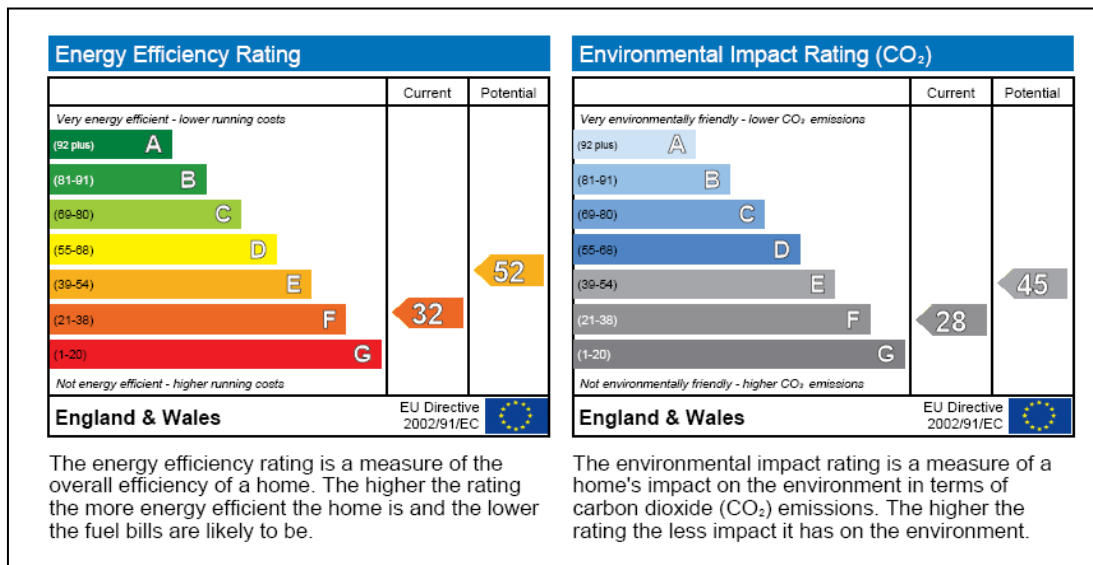
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Goldsborough Estates are delighted to offer for sale this beautifully presented one bedroom cottage with ideal location on the end of the row. Surrounded by the beautiful and well maintained landscaped gardens of Ilsom Court, this opportunity should not be missed.

Briefly comprising:

- Entrance hall with entry phone
- Light and spacious lounge with attractive fire with marble hearth.
- Fitted kitchen with a range of cupboards and drawers, further wall mounted cupboards, built in electric oven, grill and hob and fridge freezer.
- Bedroom with fitted wardrobes and airing cupboard.
- Bathroom with WC, basin, corner shower unit, tiled walls and mirrored unit.

Environmental and Energy Rating Graphs



A full Energy Performance Certificate is available for this property free of charge upon request from the agents Goldsborough Estates Ltd.

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Stamp Duty:

Stamp Duty is the tax you pay when you buy property or shares. You pay 'Stamp Duty Land Tax' (SDLT) when you buy property and either 'Stamp Duty' or 'Stamp Duty Reserve Tax' when you buy shares.

This property is currently exempt from stamp duty

NB: Stamp duty levels will be subject to change 1 January 2010

Leaseholders Information

<u>Tenure:</u>	Leasehold
<u>Length of Lease:</u>	99 years from 25 December 1986
<u>Prescribed Age:</u>	Residents must be a minimum age of 60. if a couple, the second may be under 60.
<u>Pets Policy:</u>	Please contact Goldsborough Estates LTD on 0800 7316287 to discuss the pet policy at Ilsom Court Cottages

Breakdown of Charges for 1 January 2009 - 31 December 2009

<u>Ground Rent:</u>	£25 per annum.
<u>Service Charge:</u>	£338.28 per quarter
<u>Sinking Fund:</u>	£67.08 per quarter
<u>Building Insurance:</u>	£151.91 per annum (to January 2010)
<u>Managing Agents:</u>	Goldsborough Estates Ltd.
<u>Viewing:</u>	By appointment with the Agents Goldsborough Estates Freephone: 0800 731 6287. The office is open 9.00am to 5.30pm Monday to Friday.

N.B The electrical appliances located throughout the property have not been tested by Goldsborough Estates. Prospective purchasers are strongly advised to check that all items included in the sale are in good working order.