



| Energy Efficiency Rating   |           | Environmental Impact (CO <sub>2</sub> ) Rating   |           |
|--|-----------|--|-----------|
| Current  | Potential | Current  | Potential |
| 85   | 85        | A  | A         |
| <p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82-91) A</p> <p>(61-81) B</p> <p>(39-60) C</p> <p>(15-54) D</p> <p>(1-54) E</p> <p>(1-15) F</p> <p>(1-1) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>  |           | <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>  |           |

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4 Ashton Lane, Dursley,  
GL11 4FG

Offers In The Region Of  
**£230,000**



EXECUTIVE STYLE FIRST FLOOR APARTMENT WITH VIEWS OF WOODLANDS, TWO BEDROOM FIRST FLOOR APARTMENT WITH ELEVATOR ACCESS TO FIRST FLOOR, IMMACULATED THROUGHOUT, CAR PORT PLUS PRIVATE STORE ROOM, SECURE COMMUNAL ENTRANCE HALLWAY, LIVING ROOM WITH PRIVATE BALCONY, KITCHEN/DINER WITH INTEGRATED APPLIANCES, TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES, MASTER WITH EN-SUITE SHOWER ROOM, SEPARATE BATHROOM, DOUBLE GLAZING AND GAS CENTRAL HEATING, STORAGE CUPBOARD PLUS AIRING CUPBOARD, TUCKED AWAY CUL-DE-SAC LOCATION. ENERGY RATING: B.

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# 4 Ashton Lane, Dursley, GL11 4FG

## SITUATION

This first floor apartment is situated on this extremely popular development within walking distance of the town centre and is placed midway between Cam and Dursley centres. Cam having a growing range of facilities including Tesco supermarket and a range of local traders along with Post Office, doctors and dentists. The village also has a choice of three primary schools. Dursley town is in close proximity offering a wider range of shopping facilities including Sainsbury's supermarket and both primary and secondary schooling. The Littlecombe development is in the last phase of construction and the River Ewelme runs through the centre of the development and is the focal point with walkways and bridges along with play areas.

## DIRECTIONS

From Dursley town centre proceed past Sainsbury's supermarket along the A4135 and at the town hall and Church, take the first on the roundabout into Long Street and continue to the bottom of the incline and then turn left onto Lister Road. Continue straight along this road and the road will bear left and then take the left turning into Ashton Lane. The property will be found on the left hand side after approximately 50m.

## DESCRIPTION

This modern two bedroom apartment offers contemporary living with stylish finishes throughout. The property is located on the first floor which benefits from superb views to front from the balcony and the apartment is accessible via lift or stairs. Internally, the well equipped modern kitchen features integrated appliances, perfect for both everyday cooking and entertaining. The open plan lounge/diner leads to a private balcony, providing a peaceful space to unwind and enjoy the fresh air with views of the woodland. The apartment includes two spacious double bedrooms, with the master benefitting from an en-suite shower room and built-in wardrobes. A family bathroom completes the accommodation. The property also comes with the added peace of mind of an NHBC warranty, alongside a carport for off street parking & external storage room.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## COMMUNAL ENTRANCE HALL

Ground floor entrance with lift and stairs to first floor.

## PRIVATE ENTRANCE

## INNER HALLWAY

Radiator, intercom, useful storage cupboard, and additional airing cupboard.

## LOUNGE

Spacious area for lounging with radiator and double glazed patio doors and side screens providing natural light and giving access to the external balcony with views towards woodlands, double glazed.

## EXTERNAL BALCONY

A great external undercover space with views towards woodlands and enabling an outdoor dining and entertaining space off the lounge.

## KITCHEN

Range of wall and base units, one and a half bowl sink unit, integrated electric oven and gas hob, boiler, built in fridge freezer, dishwasher and washer-drier, radiator, double glazed window to rear and useful dining space.

## BEDROOM ONE 5.38m narrowing to 2.76m x 3.79m max (17'7" narrowing to 9'0" x 12'5" max)

Attractive full height double glazed window to front, built-in wardrobes and radiator.

## EN SUITE

Suite comprising shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, extractor, radiator.

## BEDROOM TWO 4.13m narrowing to 3.39m x 2.90m (13'6" narrowing to 11'1" x 9'6" )

Having built in wardrobe and radiator and double glazed window to rear.

## BATHROOM

Suite comprising bath, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, and radiator.

## CARPORT

A undercover carport offers off street parking for 1 vehicle and is situated directly under the property and is the first parking bay on the right.

## EXTERNAL STORE ROOM 2.96m x 2.43m (9'8" x 7'11" )

Extremely useful private storeroom offering good storage space with automatic light.

## AGENT NOTES

Tenure: Leasehold - 999 year lease commenced on 1 March 2021

Services: All mains services are believed to be connected.

Gas central heating.

Council Tax Band: B

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information  
Estate charge of £230 per annum. There is a service charge of £2,335 per annum payable to First Port.

Reviewed: Annually reviewed October

The owner is unaware of any restrictive covenants but a copy of the lease has been requested from Land Registry.

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## VIEWING

By appointment with the owner's sole agents as over.

