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Flat 6 Dursley Court Cedar Drive,
Dursley,

Offers In The Region Of
£145,000



MODERN AND WELL PROPORTIONED ONE BEDROOM APARTMENT IN CONVERTED VICARAGE - ATTRACTIVE COMMUNAL GARDENS - SITUATED ON THE FIRST FLOOR, ENTRANCE HALL, GOOD SIZE LIVING ROOM, KITCHEN/DINING ROOM, BEDROOM, SHOWER ROOM, ELECTRIC HEATING, ALLOCATED PARKING SPACE, SHARED CELLAR/STORE, ENERGY RATING: E.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



Flat 6 Dursley Court Cedar Drive, Dursley, GL11 4ED

SITUATION

Flat 6 Dursley Court is located in Cedar Drive in a converted vicarage which is a short distance from Dursley town centre. The town offers a range of shopping facilities along with recreational facilities including: swimming pool, golf course and a variety of independent retailers and Sainsbury's superstore. Travelling to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. The adjoining village of Cam has 'Park and Ride' railway station which brings Gloucester and Bristol within twenty five minutes and thirty minutes rail travel respectively.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 taking the third turning on the left into Cedar Drive and the first turning right into Dursley Court, continue in front of the building bearing to the left into the car park to the rear and flat 6 is accessed on the first floor from the front of the building.

DESCRIPTION

This attractive former vicarage was separated into ten individual apartments and finished to a good standard in 1994. The property has a 999 year lease from 1992. Accessed via the impressive front entrance No.6 can be found on the first floor to the rear of the building and is offered with designated parking space to the rear. The apartment comprises: private entrance hallway, spacious lounge with dual aspect views, modern kitchen/diner, double bedroom and upgraded shower room. The property benefits from electric heating and extensive double glazing and would be ideal for a 'buy-to-let' investment or professional couple. The property must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

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

Having storage/post box, stairs to first floor,

INNER HALL

Impressive stairway leads to the first floor and a second doorway to the right providing access to no.6.

PRIVATE ENTRANCE HALLWAY

Spacious and welcoming hallway has attractive beams and ample space for storage, having electric heater, phone entry system and flows seamlessly through the apartment.

LOUNGE 4.29m x 3.72m (14'0" x 12'2")

A versatile room provides a relaxing area for lounging and entertaining having vaulted ceiling with attractive beams and skylights providing ample light from above, there is also a further two windows to side and rear offering views across the communal gardens and woodlands.

KITCHEN-DINER 4.16m x 2.34m (13'7" x 7'8")

An array of grey high gloss wall and base units with worktops over, one and a half bowl sink unit and drainer with tap and hose, plumbing for washing machine, built-in oven with ceramic four ring hob and extractor over, space for fridge freezer, useful dining area with space for good size table, high ceiling with beam, and double glazed window to side providing natural light.

BEDROOM 3.04m x 2.65m (9'11" x 8'8")

Good size double room with double glazed window to side over looking communal grass area, additional skylight with blind for extra light, attractive beams and electric heater.

SHOWER ROOM

Having a modern suite with spacious walk-in shower with slate flooring, glass screen, attractive bespoke fittings with rain shower head, WC, large wash basin, slate tiles surround, storage cupboard housing immersion tank and shelving and tiled flooring.

EXTERNALLY

The property is situated in attractive communal grounds with trees and grass areas for all to enjoy. Allocated parking space is at the rear of the property and the driveway leads to the side road within walking distance to the town of Dursley

AGENT NOTES

Tenure: Leasehold. 999 year lease commenced 1 January 1992

Services: Mains electricity. water and drainage are connected.

Council Tax Band: A

Maintenance Fee: £100 PCM to the management company.

Broadband: Fibre to the Cabinet.

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information.

There is a no pet policy for this property.

VIEWING

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

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.

