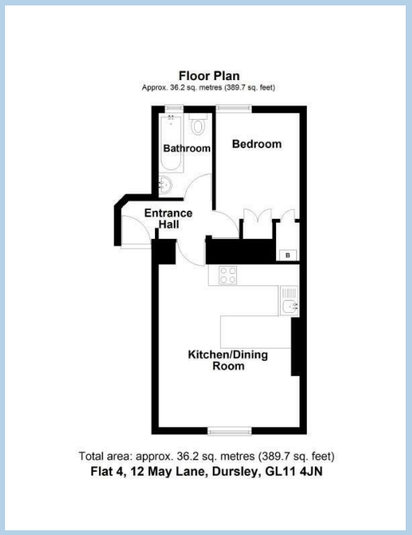
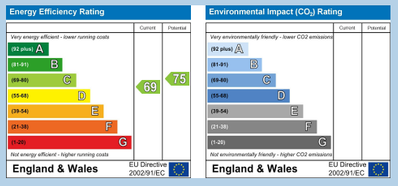
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Flat 4, 12 May Lane Dursley GL11 4JN

Price Guide

£130,000



DESIRABLE FIRST FLOOR APARTMENT IN SUPERB LOCATION FOR THE OVER 55'S OFFERED WITH NO ONWARD CHAIN. CLOSE TO TOWN CENTRE AND AMENITIES. COMMUNAL ENTRANCE HALLWAY, OPEN PLAN KITCHEN/LIVING ROOM WITH LOVELY VIEWS OVER FRONT COMMUNAL GARDENS, MODERN KITCHEN AREA WITH BREAKFAST BAR DINING, BEDROOM WITH BUILT IN WARDROBES AND VIEWS TO REAR, MODERN BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, COMMUNAL GARDENS, ALLOCATED PARKING - ENERGY RATING: C

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The Property Ombudsman
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Flat 4, 12 May Lane, Dursley, GL11 4JN

SITUATION
The property occupies an extremely convenient position in May Lane which is located in the town centre. The town has a good range of facilities including Sainsburys supermarket, a wider range of independent retailers along with doctors and dental surgeries, library, bowling green, swimming pool and an 18-holed golf course at Stinchcombe Hill. Within close proximity is the bus station which connects to the Cam and Dursley railway station with regular services to Bristol and Cheltenham with onward connections to the national rail network.

DIRECTIONS
From Dursley town centre proceed through May Lane passing the library and, as the road bears to the right, turn to the left and proceed through May Lane and you will see the doctors surgery on the left hand side and 12 May Lane is almost opposite on the right hand side.

DESCRIPTION
This property occupies a particularly convenient position set back from the road yet within a few moments walk of the Doctors surgery, pharmacy, The Old Spot public house and the town centre is within a few minutes walk. The building houses five retirement properties with Flat 4 being located on the first floor. The property briefly comprises; communal entrance hall, private entrance hall, open plan living area comprising: modern kitchen with spacious breakfast bar area for entertaining and living space with large window with views across Stinchcombe Hill, shower room and bedroom. Allocated parking is located in the car park with a communal garden to rear with use of a private storage shed.

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
With wooden door, leading to staircase with communal stair lift to first floor.

PRIVATE ENTRANCE HALLWAY
Having front door leading into inner hallway with Karndean flooring and storage cabinet.

BEDROOM 3.56m x 2.37m (11'8" x 7'9")
Spacious and bright room with easy clean double glazed sash window to rear overlooking communal gardens, window seat with storage under, modern tall radiator and built in wardrobe and deep cupboard housing gas boiler.

BATHROOM
Modern suite comprising; bath with shower over, bifold screen and storage under bath, WC and wash basin, ladder radiator and double glazed window to rear.

OPEN PLAN KITCHEN/LIVING ROOM 4.61m x 3.91m (15'1" x 12'9")
Spacious and inviting open-plan living area featuring a large double-glazed easy clean front facing window that enjoys attractive views over the garden and surrounding woodland. The room offers ample space for both relaxing and entertaining, seamlessly incorporating a modern fitted kitchen with Karndean flooring. The kitchen is well appointed with a range of wall and base units, worktops with inset sink and drainer and a substantial breakfast bar with leather bar stools included. ideal for dining, socialising, and casual everyday living. Additional features include built in cupboards with over worktop lighting, space for a fridge beneath the breakfast bar, a halogen hob with extractor hood, with built in double oven and washing machine included in the sale.

EXTERNALLY
To the front there is a communal car park and extensive lawn area. There is a pedestrian access to the front of the building, the pathway continues around to the rear and allows access to the large metal lockable bike/scooter storage unit and also the rear communal garden with lawned area, borders with a variety of shrubs and rotary washing line.





AGENT NOTES
Tenure: Leasehold - 999 year lease with 960 years remaining.
Services: All mains services are understood to be connected with smart meters.
There is a monthly maintenance fee of £80.00 payable to May Lane (Dursley) Management Ltd for the upkeep of the communal areas and garden, as well as building insurance, repairs and upkeep of the building.
Council Tax Band: A
Broadband: Fibre to the Cabinet
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.



