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28 Elm Lodge Hopton Road, Dursley,  
GL11 5PL

Price Guide  
**£99,000**



PLEASANTLY SITUATED GROUND FLOOR END TERRACE APARTMENT ON SMALL COMPLEX FOR OVER 60'S WITH NO ONWARD CHAIN, SET IN WELL KEPT GROUNDS, 27FT LOUNGE/DINING ROOM, FITTED KITCHEN, DOUBLE BEDROOM, SHOWER ROOM WITH WINDOW, TO SIDE, COMMUNAL FACILITIES, GUEST ROOMS, COMMUNAL PARKING, GUEST LOUNGE, LAUNDRY, 99 YEAR LEASE COMMENCED 1974 WITH 48 YEARS REMAINING, NO ONWARD CHAIN, ENERGY RATING: D

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## 28 Elm Lodge Hopton Road, Dursley, GL11 5PL

### SITUATION

This well presented ground floor apartment occupies a pleasant position in Elm Lodge, which provides accommodation for the over sixties and is attractively located within landscaped communal gardens. It is within a few minutes drive of Cam Village centre, with its growing range of services including Tesco's supermarket, chemist, post office, independent retailers, doctors and dentist surgeries. The nearby town of Dursley offers a wider range of facilities with library, swimming pool, community centre, sports hall and bowling green. There is a 'Park and Ride' railway station on the outskirts of Cam with regular services to Gloucester, Bristol and onward connections to the national rail network. The station has a connecting bus service which travels to Cam and Dursley.

### DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 and on approaching the rank of shops at Kingshill, turn right into Kingshill Lane and proceed down the incline. At the bottom bear right into Church Road and continue past the church and bear left into Hopton Road. Continue on Hopton Road and on approaching the school on the left hand side, Elm Lodge will be found on the right hand side.

### DESCRIPTION

This purpose built development was constructed approximately 60 years ago in this attractive semi-rural location on the edge of Cam village with well maintained gardens. Over recent years additional parking spaces have been created and the development benefits from communal facilities including living room, guest bedroom, shower room and visitors parking. The property itself is accessed via a communal entrance hallway leading to the ground floor, there is a spacious through lounge/dining room with electric underfloor heating, attractive fitted kitchen, double bedroom and shower room. The apartment is in a central location 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).

### SHARED COMMUNAL HALLWAY

Leading to private front door.

### LOUNGE 8.21m narrowing to 5.15m x 3.05m (26'11" narrowing to 16'10" x 10'0")

Having double glazed windows to front and rear with views across the escarpment and Elm Lodge gardens .

### KITCHEN 2.42m x 2.12m (7'11" x 6'11")

Having a range of shaker style wall and base units with work surfaces over, stainless steel single drainer sink unit, plumbing for washing machine, worktop dishwasher included, built in oven and space for microwave and fridge freezer, sliding door to pantry and immersion tank, double glazed window to front.

### BEDROOM 3.05m x 3.02m (10'0" x 9'10")

Having double glazed bow window to front and built in cupboard.

### SHOWER ROOM

Shower cubicle with electric shower, vanity wash hand basin, low level W/C built in storage cupboard and due to being the end property this shower room is offered with a double glazed window to side giving a bright and airy feel

### EXTERNALLY

There are large communal gardens, which have seating and drying area. Maintenance of the gardens is included in the maintenance fee.

### AGENT NOTES

Tenure: Leasehold

Services: Water and electric

Council Tax Band: 'A'

For mobile signal and wireless broadband: Please see



[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

Leasehold term: 99 Year lease commenced: 1.1.1974

Service Charge: £900 paid 6 monthly to Elm Lodge

Management Company for garden, maintenance and external cleaning.

### 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.

