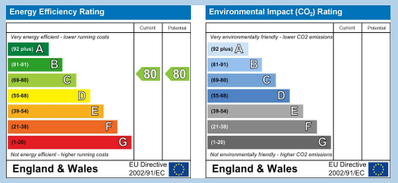
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP



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1 Alexandra Close, Dursley, GL11 4GN

Price Guide
£160,000

A BRIGHT AND SPACIOUS GROUND FLOOR APARTMENT OFFERING WELL-PRESENTED ACCOMMODATION THROUGHOUT. THE PROPERTY FEATURES TWO DOUBLE BEDROOMS, INCLUDING A PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, A STYLISH OPEN-PLAN KITCHEN/LIVING/DINING AREA WITH AN ATTRACTIVE BAY WINDOW, AND A MODERN FAMILY BATHROOM. ADDITIONAL BENEFITS INCLUDE BUILT-IN STORAGE, COMMUNAL BICYCLE STORAGE, AND AN ALLOCATED PARKING SPACE. EPC: C

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propertymark

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SITUATION

The property is within a few minutes walk of the Vale Community Hospital and midway between Cam and Dursley centres. Cam has Tesco's supermarket along with a range of independent retailers and Dursley has a Sainsbury's supermarket and a wider range of retailers. Cam and Dursley have a choice of four primary schools and the recently refurbished Rednock Comprehensive School is within a few minutes walk. Cam and Dursley are surrounded by the Cotswold countryside having an array of country walks and the town is well located for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with onward connections to the national rail network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 Kingshill Road passing Rednock School on the right hand side and take the next turning on the right after the Fire Station into Kingshill Lane, proceed to the bottom of the incline turning right into Lister Drive signposted The Vale Hospital and take the first turning left into Alexandra Close. The building will be found immediately on the left hand side and the flat is located on the ground floor.

DESCRIPTION

This property has been in the same ownership for a number of years and has most recently provided a rental income for the current owners. The flat has been well maintained by the current tenants and benefits from a modern and contemporary finish. The accommodation is accessed via a communal hallway and the property is up a short number of steps. There are two double bedrooms, master having en-suite shower room, family bathroom and finally good sized open-plan kitchen/lounge/diner with triple aspect windows. There is an allocated parking space for one car as well as access to communal storage.

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).

ENTRANCE HALL

Radiator, intercom, thermostat, three built-in cupboards.

KITCHEN/LOUNGE/DINER 6.46m x 3.56m (21'2" x 11'8")

Two radiators, two double glazed windows, double glazed bay window, range of wall and base units, gas boiler, gas hob unit, electric oven, space for fridge freezer, integrated washer-dryer, sink with mixer tap, splashback. extractor.

MASTER BEDROOM 4.70m x 2.80m (15'5" x 9'2")

Radiator, double glazed window.

EN-SUITE SHOWER

Suite comprising shower cubicle with electric shower, low level WC, wash hand basin with tiled splashback and cupboard below, extractor, radiator.

BEDROOM TWO 2.59m x 2.56m (8'5" x 8'4")

Radiator, double glazed window.

BATHROOM

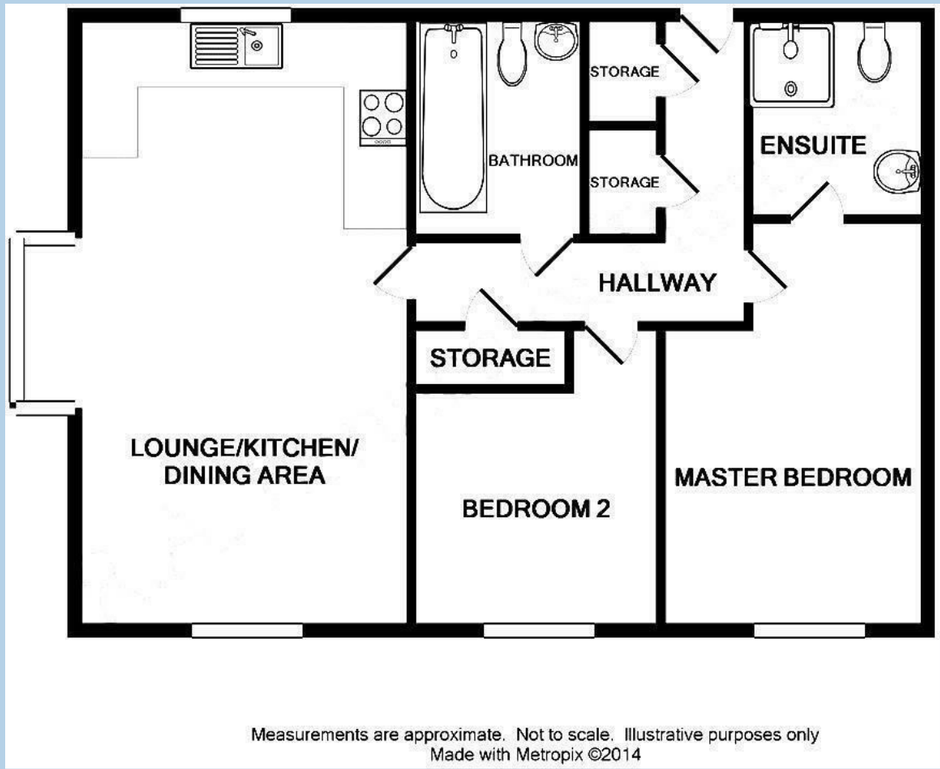
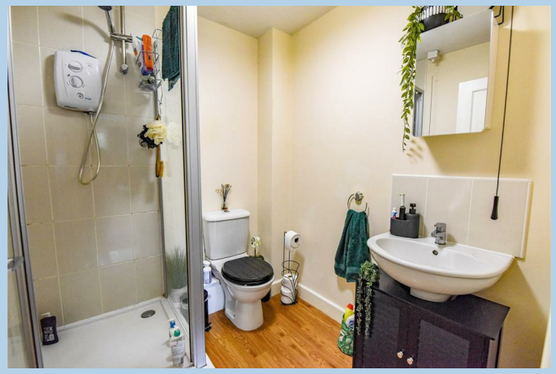
Suite comprising panelled bath with tiled surround, low level WC, pedestal wash hand basin with tiled splashback, radiator, extractor.

AGENT NOTES

Tenure: Leasehold
Leasehold term: 125 years (109 years remaining).
Property Management Service Charge: £2298.09 per annum payable to RMG Ltd (paid on 1st April and 1st October).
The ground rent is £250.00 per annum, and it doubles every 25 years with the first rent review being on 1st October 2035.
Estate Management Service Charge: £196.06 per annum (payable around 25th April and 25th October).
Services: All mains services are understood to be connected.
Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.