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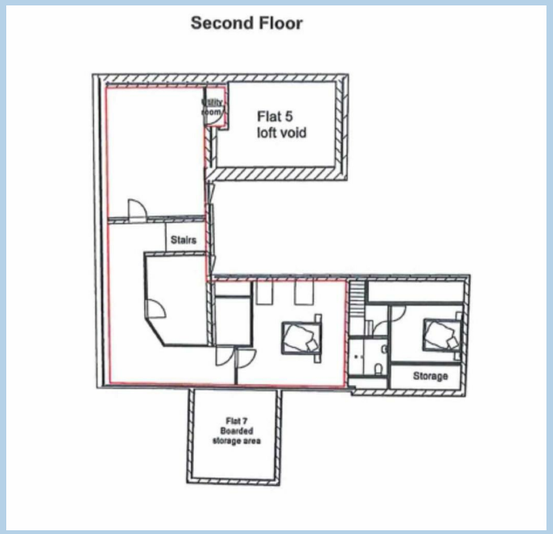
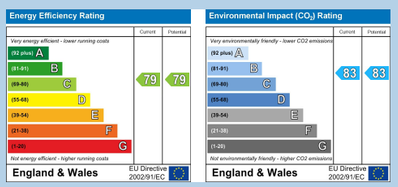
Bennett Jones PARTNERSHIP







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Apartment 8 Fitzhardinge House
Berkeley GL13 9FD

Price Guide
£195,000



A WELL-PRESENTED TWO-BEDROOM APARTMENT CONVERTED FROM A GRADE II LISTED FORMER HOSPITAL. THE PROPERTY BLENDS MODERN FINISHES WITH CHARACTER FEATURES SUCH AS EXPOSED BEAMS AND PERIOD STYLING. THE ACCOMMODATION OFFERS A SPACIOUS OPEN-PLAN KITCHEN/LIVING AREA, TWO BEDROOMS, A CONTEMPORARY SHOWER ROOM, PLUS ACCESS TO COMMUNAL GARDENS AND ALLOCATED PARKING. EPC: C

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Apartment 8 Fitzhardinge House, Berkeley, GL13 9FD

SITUATION
This apartment is located in the popular historic town of Berkeley, which is famous for its Castle and the Jenner Museum. The historic town centre has a range of local retailers along with library, doctors surgery and primary school. Berkeley town is well placed for access to the adjoining towns of Thornbury and Dursley, both having a wider range of shopping facilities along with leisure facilities including swimming pool, golf courses and gyms. Cam/Dursley 'Park and Ride' railway station is within a ten minute drive which provides easy access to Gloucester, Bristol and Cheltenham and onward connections to the National Rail Network. The town is also well placed for access to the A38 and M5/M4 motorway network.

DIRECTIONS
If travelling from the M5 or A38 follow the signs for Berkeley, on entering the town via Canonbury Street proceed passing the Castle on the left hand side and continue for approximately two hundred metres bearing right into Marybrook Street and continue for approximately 80 metres and Fitzhardinge House will be found on the right hand side.

DESCRIPTION
Having been in the same ownership since its conversion from the former Grade II listed hospital in 2018 and is now offered to the market with no onward chain with tenant currently in situ. Finished to a high, modern standard whilst retaining many character features such as exposed beams and period external appearance. The apartment comprises a large hallway providing versatile space, open plan kitchen/living accommodation with exposed beams as well as utility area. One good sized double bedroom and one single bedroom along with modern shower room. The property also benefits from communal garden and allocated parking for one car.

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 HALLWAY
Having stairs to first floor.

INNER HALL
Spot lights, two radiators, light tunnel, double glazed velux window, airing cupboard housing gas combi boiler, stairs to front door.

BEDROOM ONE 3.87m x 3.54m (12'8" x 11'7")
Two double glazed velux windows, beams.

BEDROOM TWO 2.93m x 1.95m (9'7" x 6'4")
Double glazed window, radiator.

SHOWER ROOM
Shower cubicle, low level WC, pedestal wash hand basin, heated towel radiator, extractor, spot lights.

LOUNGE/DINER/KITCHEN 5.42m x 3.38m (17'9" x 11'1")
Double glazed window, double glazed velux window, radiator, integrated induction hob, electric oven, integrated dishwasher, integrated fridge, sink unit.

UTILITY AREA 1.92m x 1.57m (6'3" x 5'1")
Space for integrated under counter fridge freezer and washing machine.

EXTERNALLY
The property enjoys the use of good size communal gardens and bicycle rack. The maisonette has access from both the front of Fitzhardinge House via the main road or rear pedestrian access from the allocated parking space.

AGENT NOTES
Tenure: Leasehold
Services: All mains services are connected.
Council Tax Band: A
Leasehold term: 999 years from 1st October 2017.
Grade II Listed.
Management Charge: £150 per month payable to Cambray Property Management
Broadband: Unknown.
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.



