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41 The Brambles, Berkeley,  
GL13 9EF

Asking Price  
£127,500



ONE BEDROOM FIRST FLOOR APARTMENT, IDEAL INVESTMENT/FIRST TIME BUYER OPPORTUNITY, CLOSE TO BERKELEY TOWN CENTRE, ALLOCATED PARKING FOR ONE, COMMUNAL ENTRANCE HALLWAY, PRIVATE ENTRANCE HALLWAY, KITCHEN, LIVING/DINING ROOM, BATHROOM, DOUBLE BEDROOM WITH WARDROBE SPACE, FURTHER STORAGE CUPBOARD, NO ONWARD CHAIN, ENERGY RATING: C.

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# 41 The Brambles, Berkeley, GL13 9EF

## SITUATION

This first floor apartment is situated at the end of this popular cul-de-sac of The Brambles which is within a few minutes walk of the town centre of Berkeley. The historic town is famous for its Castle and Jenner Museum and has a most attractive High Street with a range of local retailers along with primary school. The town is situated in the Berkeley Vale which provides a range of country walks including the nearby Deer Park. The larger towns of Dursley, Thornbury and Wotton-under-Edge have secondary schooling along with a wider range of recreational facilities. Driving to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network. The nearby village of Cam has 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

## DIRECTIONS

Berkeley is located between Junctions 13 and 14 of the M5 motorway. If travelling in a southerly direction along the A38 passing The Prince of Wales Hotel on the left hand side; proceed for approximately one mile and passing the Berkeley Heath Motors garage and petrol station on your right hand side take the first turning on the right onto the B4066, proceed for approximately three miles, go straight over the roundabout onto Canonbury Street, continue a further 500 metres passing the Castle on your left hand side and follow the road as it bears round to the right, continuing onto Marybrook Street, proceed approximately 200 metres and take the turning on the right into The Brambles and No. 41 is located towards the end of the cul-de-sac on the right hand side.

## DESCRIPTION

This apartment is currently let on a shorthold tenancy and make an ideal investment opportunity. The property is let at a rent of £725pcm which is approximately a 7% yield. Constructed approximately thirty years ago, the property has the remaining balance of a 999 year lease (commenced 1991). The property has an allocated parking space and a further visitor parking space. The apartment briefly comprises; communal entrance

hallway, private entrance hallway, living/dining room, kitchen, shower room and bedroom with storage area. The property has gas central heating and wooden framed double glazing.

## 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 HALLWAY

Front door, stairs to first floor, further door to:

## PRIVATE ENTRANCE HALLWAY

Storage cupboard, access to loft space, leading to:

## LIVING/DINING ROOM 3.53m x 2.51m (11'6" x 8'2")

Wooden double glazed window to rear, night storage heater, laminate flooring, opening into:

## KITCHEN 2.56m x 1.81m (8'4" x 5'11")

Fitted kitchen with base and wall units, roll top laminate work surface over, electric hob with cooker hood over and stainless steel splashback, built in oven, plumbing for washing machine, stainless steel sink, space for tall standing fridge freezer, wooden double glazed window to rear.

## BEDROOM 3.04m (max) x 2.66m plus wardrobe. (9'11" (max) x 8'8" plus wardrobe.)

Wooden double glazed window to front, radiator, built in wardrobe area.

## SHOWER ROOM

Fitted to a good standard with shower cubicle with laminate descriptive panels and electric shower, low level WC, wash hand basin, stainless steel towel rail, wooden double glazed window to side and inset ceiling spot lights.



## EXTERNALLY

To the front of there is an open plan garden and a driveway leads to the side of the property where there is car park with an allocated parking space for one car and further visitor parking space.

## AGENTS NOTE

Services: Mains electricity, water and drainage are connected.

Tenure: Leasehold. 999 years commenced 1991.

Service charge: Each flat pays for their own insurance and repairs.

There is no ground rent for this property.

Council Tax Band: A

Property currently let on an assured periodic tenancy at £725 pcm

Broadband: Asymmetric Digital Subscriber Line  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://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.

