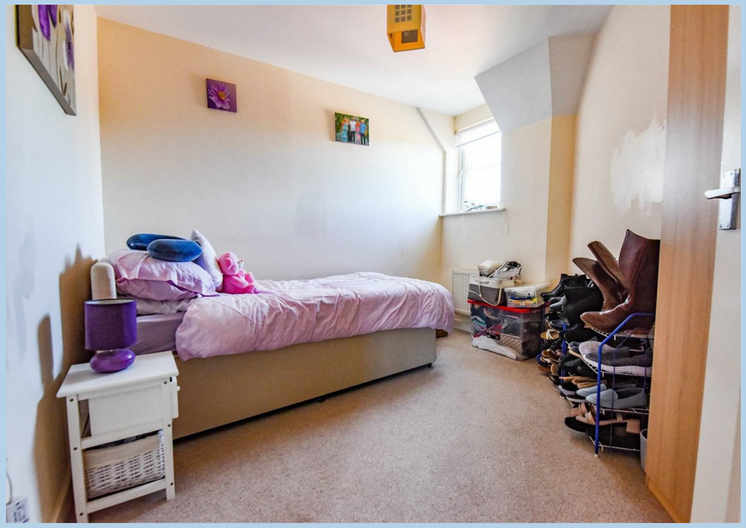
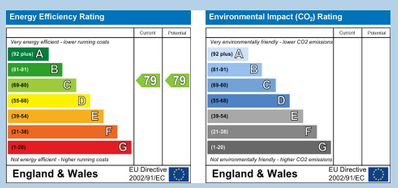
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# 9 Phelps Mill Close, Dursley, GL11 4GA

Price Guide
£160,000



MODERN TOP FLOOR APARTMENT WITHIN WALKING DISTANCE OF TOWN CENTRE, GARAGE, TWO DOUBLE BEDROOMS, LARGE LOUNGE/DINER, SEPARATE KITCHEN, BATHROOM WITH SHOWER OVER BATH, ENTRANCE HALL WITH AIRING CUPBOARD, GAS CENTRAL HEATING AND DOUBLE GLAZING, IDEAL INVESTMENT/FIRST TIME BUYER OPPORTUNITY,
ENERGY RATING C.

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Gloucestershire, GL11 4BW

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sales@bennettjones.co.uk

The Property Ombudsman
propertymark

# 9 Phelps Mill Close, Dursley, GL11 4GA

## SITUATION

This top floor apartment is situated in walking distance to Dursley town centre. The town has a range of amenities which include independent retailers, supermarkets, doctors and dentists' surgeries, swimming pool, public houses, cafes and restaurants, library, along with comprehensive and primary schooling. The adjoining village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the National Rail network. Dursley is also conveniently situated for commuting throughout the southwest via the A38 and M5/M4 motorway network.

## DIRECTIONS

The property can be easily found on foot or by car. From the town centre proceed in a north easterly direction on the A4135 through Silver Street and continuing to the first mini roundabout, taking the first exit and bearing left into Lister Road. Take the first turning on the left hand side onto Phelps Mill Close and the property will be located on the left hand side on the top floor.

## DESCRIPTION

This apartment was constructed on the edge of this development approximately 21 years ago by Crest Nicholson. The property is within a short walk of the town and also open countryside. The apartment benefits from garage and has a large living/diner room with separate kitchen. There is a shared store inside the building for bikes or prams. The property briefly comprises; entrance hallway, two double bedrooms, bathroom, kitchen/lounge/diner. Further benefits include gas central heating, double glazing and a good sized storage/airing cupboard.

## 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 HALLWAY

Composite front door, radiator, airing cupboard with gas boiler, entry-com system.

## KITCHEN 4.13m (max) x 2.77m narrowing to 2.29m (13'6" (max) x 9'1" narrowing to 7'6")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, breakfast bar, radiator, space and plumbing for washing machine and tumble dryer, one and half bowl stainless steel sink and drainer, electric oven with gas hob and hood over, space for tall standing fridge freezer, double glazed window to rear.

## LIVING/DINING ROOM 6.51m x 5.84m narrowing to 3.49m (21'4" x 19'1" narrowing to 11'5")

Three double glazed windows to side and front, three radiators.

## BEDROOM ONE 3.37m x 2.97m (11'0" x 9'8")

Double glazed window to front, radiator.

## BEDROOM TWO 3.73m (max) x 2.96m (max) (12'2" (max) x 9'8" (max))

Double glazed window to front, radiator.

## BATHROOM

Bath with mixer shower, wall mounted wash hand basin, low level wc, double glazed window to rear, radiator.

## EXTERNALLY

The property benefits from a GARAGE (6.21m x 2.67m) which is the middle of three garages, located to the right hand side of the communal front door.

## AGENT NOTES

All mains services are believed to be connected. Gas central heating.
Council Tax Band: B
Maintenance Fee: £959.30 payable twice yearly to First Port.
Ground Rent: Approximately £75.00 per annum.
999 year lease commenced 1 September 2005 (978 years remaining).
The service charge is reviewed yearly.





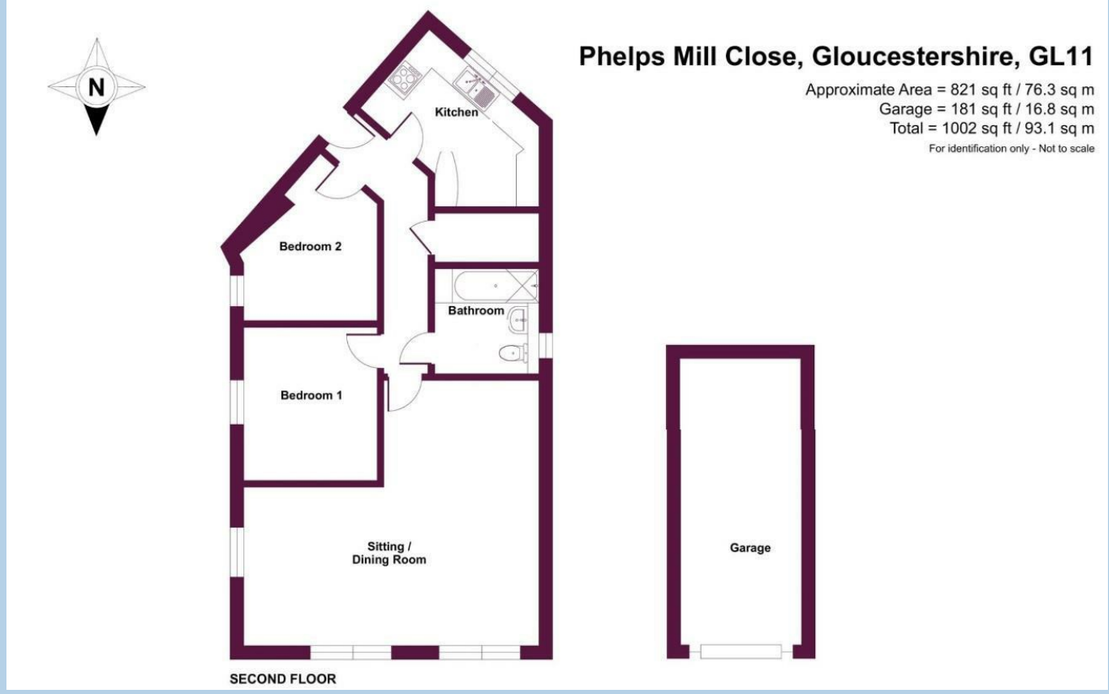
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For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

## 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.




**Phelps Mill Close, Gloucestershire, GL11**

Approximate Area = 821 sq ft / 76.3 sq m
Garage = 181 sq ft / 16.8 sq m
Total = 1002 sq ft / 93.1 sq m
For identification only - Not to scale



