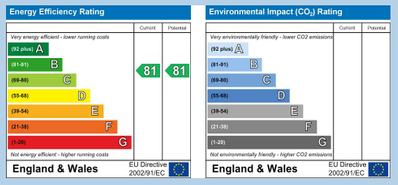
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP



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6 Alexandra Close, Dursley, GL11 4GN

Asking Price

£165,000

A WELL-PRESENTED AND SPACIOUS FIRST FLOOR APARTMENT OFFERING LIGHT AND AIRY ACCOMMODATION THROUGHOUT, COMPRISING TWO DOUBLE BEDROOMS INCLUDING A MASTER WITH EN-SUITE, A MODERN OPEN PLAN KITCHEN/LIVING/DINING AREA WITH ACCESS TO A BALCONY, AND A FAMILY BATHROOM, COMPLEMENTED BY BUILT-IN STORAGE, COMMUNAL BIKE STORAGE FACILITIES, AND AN ALLOCATED PARKING SPACE. EPC: B

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The Property Ombudsman
propertymark

6 Alexandra Close, Dursley, GL11 4GN

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 first floor.

DESCRIPTION
This spacious flat has been in the same ownership for approximately eight years and has been lovingly enjoyed by the current owner. The property is accessed via a communal lobby and is situated on the first floor with views to Cam Peak. There are two double bedrooms, one with an en-suite, good sized open plan living space incorporating kitchen, dining and living room, family bathroom and built in storage. The flat also benefits from bike storage in the communal area. There is one allocated parking space in the communal car park.

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 HALL
Having stairs to first floor, post boxes and electric meters.

ENTRANCE HALL
Having intercom system, room thermostat, radiator and two built in storage cupboards.

KITCHEN/LOUNGE 6.58m x 3.72m (21'7" x 12'2")
Having a range of wall and base units, integrated hob and oven with extractor hood over and splash back, integrated washing machine, sink with mixer tap, cupboard housing gas boiler, dual aspect double glazed window, double glazed door to balcony, two radiators.

MASTER BEDROOM 3.52m x 2.60m (11'6" x 8'6")
Having radiator and double glazed window.

EN-SUITE
Double shower cubicle, low level WC, wash hand basin with pedestal, part tiled wall, radiator and extractor fan.

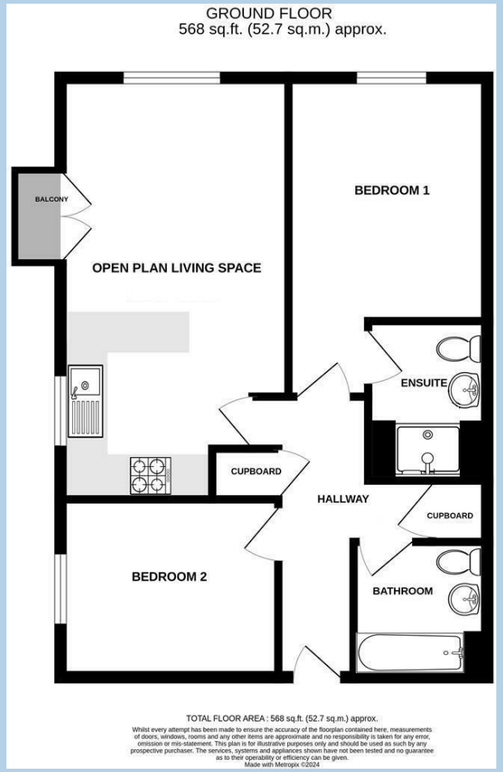
BEDROOM TWO 3.15m x 2.57m (10'4" x 8'5")
Having radiator and double glazed window.

FAMILY BATHROOM
White suite comprising; bath, low level WC and wash hand basin with pedestal. part tiled wall, radiator and extractor fan.

EXTERNALLY
At the side of the building is a car park with one allocated space, a communal storage building and communal bike store. There are also grass areas with shrubs and trees.

AGENT NOTES
Tenure: Leasehold
Leasehold term: 125 years (110 years remaining).
Leasehold Ground rent: £125.00 payable biannually.

Management Service Charge: £1149.05 payable biannually (for communal services).
Service Charge: £98.03 payable biannually (for site maintenance).
Services: All mains services are connected.
Council Tax Band: A
There is a no pets policy in the building.
Broadband: Fibre to the Premises
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.