



# 13 Draycott, Cam, Dursley, GL11 5NF

## SITUATION

This well proportioned first floor apartment is conveniently situated in Cam, which has a growing range of facilities including Tesco supermarket, independent retailers and a choice of three primary schools along with doctors and dentist surgeries. The property is well placed for access to the A38 and M4/M5 motorway network and Cam has a Park & Ride railway station (less than 1 mile away) having onward connections to the national rail network.

## DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 Kingshill Road, continuing straight across at the first and second mini roundabouts, at the third mini roundabout take the second exit and proceed down the incline to the next roundabout, taking the first exit, continue through Cam High Street and the property will be found on the left hand side prior to Manor Avenue. Communal parking can be found to the rear of the property.

## DESCRIPTION

This first floor apartment is located in a convenient position and is offered to the market with no onward chain. In need of general modernisation, the spacious apartment provides two double bedrooms plus further single bedroom and has over 800 square foot of internal accommodation. The property briefly comprises; communal entrance hallway with intercom system and steps leading to first floor. Through the private entrance door there is a spacious hallway with three storage cupboards, intercom system, three bedrooms, bathroom, separate cloakroom, large living room leading to kitchen. There is communal parking to the rear of the property.

## 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

Double glazed front door, stairs to first floor, private door to:

## ENTRANCE HALLWAY

Intercom system, electric radiator, storage cupboard, small storage cupboard, airing cupboard with hot water cylinder.

## LIVING/DINING ROOM 5.92m (max into bay) x 3.85m (19'5" (max into bay) x 12'7")

Double glazed bay window to front, electric radiator, door to:

## KITCHEN 3.59m x 2.46m (11'9" x 8'0")

Fitted kitchen with base and wall units, laminated work surfaces over, stainless steel sink and drainer, electric cooker point with extractor over, space and plumbing for washing machine, double glazed window to rear.

## BEDROOM ONE 3.62m x 3.28m (11'10" x 10'9")

Double glazed window to front, electric radiator.

## BEDROOM TWO 3.01m x 2.29m (9'10" x 7'6")

Double glazed window to rear, electric radiator, built in wardrobe.

## BEDROOM THREE 2.85m x 2.65m (9'4" x 8'8")

Double glazed window to front, electric radiator.

## BATHROOM

Bath with electric shower, wash hand basin with pedestal, double glazed window to rear.

## CLOAKROOM

Low level WC, double glazed window to rear.

## EXTERNALLY

There are communal gardens located in and around the property with communal parking area located behind the property, accessible via Manor Avenue.

## AGENT NOTES

Tenure: Leasehold. 125 year lease commenced

28/11/1988 (88 years remaining).

Services: Mains electricity, water and drainage are believed to be connected. Electric heating.

No pets are allowed at the property.

Council Tax Band: A

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

Property subject to probate which has been granted.

Service Charge: From April 2024 to March 2025 the maintenance charge was £148.32 per annum. From April 2023 to March 2024 the maintenance charge was £159.89 per annum.

A £10 annual ground rent is included in the maintenance charge.

## 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.

