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Flat 1, 25/27 High Street, Cam,  
GL11 5LA

Asking Price  
**£135,000**



SPACIOUSLY ARRANGED GROUND FLOOR MODERN APARTMENT, CONVENIENTLY SITUATED NEAR CENTRE OF EXPANDING VILLAGE. CONSTRUCTED BY WELL KNOWN LOCAL BUILDER. PRIVATE ENTRANCE HALLWAY, LARGE OPEN PLAN LIVING AREA, FITTED KITCHEN WITH APPLIANCES. DOUBLE BEDROOM, LARGE BATHROOM WITH SEPARATE SHOWER CUBICLE. CENTRAL HEATING, DOUBLE GLAZING, COMMUNAL GARDENS, ENERGY RATING: C

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# Flat 1, 25/27 High Street, Cam, GL11 5LA

## SITUATION

The apartment is situated in a prominent modern building in Cam High Street within walking distance of local facilities which include Tesco supermarket, post office, chemist, independent retailers, cafe/restaurant, public house and doctors and dentist surgeries. The property is also well placed for country walks with fields and footpaths being within close proximity. Cam also has the benefit of a Park and Ride railway station with regular services to Gloucester and Bristol with onward connections to the national rail network. The adjoining town of Dursley has a more comprehensive range of facilities including Sainsburys supermarket, swimming pool, library and sports centre adjacent to Rednock Comprehensive School.

## DESCRIPTION

The property is situated on the ground floor with its own entrance at the rear of this modern building. The well laid out accommodation gives a pleasant feeling of space and the apartment has the benefit of electric radiator central heating and sealed unit double glazing. The open plan living room includes a lounge and dining area with adjoining kitchen having numerous fitted cupboards and appliances. There is a double size bedroom and a well-proportioned bathroom with separate shower cubicle. The property has the benefit of two areas of communal gardens and a high degree of privacy having its own entrance directly from the rear of the property.

## DIRECTIONS

If travelling from Dursley proceed out of town on the A4135 (Kingshill Road). Continue past the parade of shops at Kingshill Road and at the third mini roundabout bear right and proceed down Cam Pitch. At the next mini roundabout, near the Tesco supermarket, turn left into the High Street and the property will be seen on the left hand side.

## 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).

## PRIVATE ENTRANCE HALL

Having double glazed front door, radiator, central heating thermostat control, laminate flooring, airing cupboard housing electric hot water boiler and tank and further built in cupboard.

## LOUNGE/DINING 4.31m x 2.58m (14'1" x 8'5")

Having double glazed window, laminate flooring, two radiators and opening to:

## KITCHEN 2.68m x 2.38m (8'9" x 7'9")

Having a range of modern wall and base units with laminate work surfaces over, stainless steel single drainer sink unit, ceramic tiled floor, free standing appliances included, dishwasher, washing machine, free standing electric cooker with ceramic hob, tall fridge/freezer and double glazed window.

## BEDROOM 3.09m x 2.44m (10'1" x 8'0")

Having double glazed window, radiator and laminate flooring.

## BATHROOM

Having white suite comprising wash hand basin, WC, panelled bath, separate shower cubicle with mixer shower and ladder towel rail.

## EXTERNALLY

The property has pedestrian access and the apartments have the benefit of two communal areas of low maintenance garden for the use of the residents.

## AGENTS NOTES

Tenure: Leasehold 999 years commencing 5th January 2007. There are shared external footpaths to communal gardens.

Services: Mains electricity, water and drainage are understood to be connected. There is a water meter.

Management Fee: £63.75pcm payable to Indigo House Management Limited for maintenance of grounds and communal areas.

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

By appointment with the owner's sole agents as over.

Delete if appropriate:

Rights of way?

Flood risk area and flooded in last 5 years?

Restrictions/covenants?

## 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

