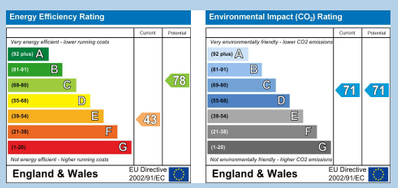
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

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Bennett Jones PARTNERSHIP

Flat 1, Apsley House, 54 Long Street, Dursley,

Price Guide
£76,000



*** OPEN HOUSE - SATURDAY 17TH OCTOBER 10.30AM - 12.30PM NO APPOINTMENT NECESSARY ***

RECENTLY CONVERTED STUDIO APARTMENT IN ATTRACTIVE GRADE II LISTED BUILDING AND IN A TOWN CENTRE POSITION, THE PROPERTY HAS MANY CHARACTER FEATURES AND THE ACCOMMODATION COMPRISES OF MAIN LIVING SPACE/BEDROOM WITH ADJOINING KITCHEN, SHOWER ROOM AND WC. ELECTRIC HEATING. COUNCIL TAX BAND A. ENERGY RATING E.

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The Property Ombudsman
propertymark

Flat 1, Apsley House, 54 Long Street, Dursley, GL11 4JB

SITUATION
This ground floor studio apartment is situated in the heart of Dursley town centre, located towards the bottom of Long Street, still offering connectivity to the town centre whilst remaining at arms length. The town has a range of amenities which include: independent retailers, supermarkets, doctors and dentists surgeries, swimming pool, and 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 south west via the A38 and M5/M4 motorway network.

DIRECTIONS
On entering Dursley town centre with Sainsbury's supermarket on the left hand side, continue through the town until the pedestrian crossing with Dursley town hall on your right hand side, at the next roundabout take the first exit onto Long Street and the property can be located approximately one hundred and fifty metres on the right hand side.

DESCRIPTION
This converted Grade II Listed Georgian building occupies a pleasant position within walking distance of the town centre and is located in a historic and quaint area of Dursley. This studio apartment is located on the ground floor and is accessed via communal door, hallway, all with attractive character features and private door leading to the property. The studio apartment comprises: open plan kitchen/living/bedroom, and separate shower room. The property benefits from tall ceilings, sash windows whilst remaining in a modern condition with updated shower room and kitchen, electric panel heaters and decorated throughout.

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
Front door and hallway, private door to apartment.

KITCHEN/LOUNGE/BEDROOM 4.63 x 4.40 narrowing to 3.54 (15'2" x 14'5" narrowing to 11'7")
Fitted kitchen with base and wall units, laminate work surface over, electric oven and hob with extractor over, washing machine, space for under counter fridge, stainless steel sink and drainer, two single glazed sash windows to front, built in storage cupboard, electric wall mounted panel heater, storage shelf and feature fireplace.

SHOWER ROOM
Shower cubicle with electric shower, low level WC, wall mounted wash hand basin with electric water heater, inset ceiling spotlights.

EXTERNALLY
To the rear of the property there is a communal bin store area.

AGENT NOTES
Tenure: Leasehold
Services: Mains electricity, water and drainage are connected.
Council Tax Band: A
Grade II Listed Building
Broadband: Unknown
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
Leasehold term: 999 years (988 years remaining).
Management Charge: £75.00 per month to cover insurance, fire alarm testing and maintenance/cleaning of communal areas.

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.

