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Bennett Jones PARTNERSHIP

Flat 1, 12 May Lane, Dursley, GL11 4JN

Price Guide
£150,000








Over 55s ground floor flat in the heart of Dursley with NO ONWARD CHAIN! Offering excellent ground floor accommodation comprising: spacious lounge, kitchen-diner, bedroom, bathroom and sunroom. communal gardens, private parking and access to a private store at rear. Gas central Heating, EPC D. Perfect Investment Opportunity for the over 55s.

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The Property Ombudsman
propertymark

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SITUATION
The property occupies an extremely convenient position in May Lane which is located in the town centre. The town has a good range of facilities including Sainsburys supermarket, a wide range of independent retailers along with doctors and dental surgeries, library, bowling green, swimming pool and an 18-hole golf course at Stinchcombe Hill. Within close proximity is the bus station which connects to the Cam and Dursley railway station with regular services to Bristol and Cheltenham with onward connections to the national rail network.

DIRECTIONS
From Dursley town centre proceed on to May Lane passing the library on the right hand side, take the next turning left keeping on May Lane and Flat 1 12 May Lane can be found on the right hand side opposite May Lane Doctors Surgery, turn into the private car park with allocated parking spaces directly in front of 'Hillfield House'

DESCRIPTION
This well proportioned apartment offers excellent ground floor space for anyone looking to downsize or to be close to the town centre and amenities. The property is centred around the delightful communal gardens offering space for relaxing and enjoying with access directly to the apartment and private parking area. The property itself comprises: Communal entrance hallway leading to private entrance door, spacious lounge with views to the front, inner hallway with airing cupboard, separate bathroom with shower over bath, bedroom with built in wardrobe, kitchen/diner with ample space & leading through to the rear sunroom with power and light giving access to the communal rear gardens and having views across Stinchcombe Hill Woods. There is a newly installed Worcester gas boiler and double glazing throughout. The apartment is for the over 55s but does have INVESTMENT POTENTIAL to be rented out as a retirement 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 HALL
Main front door leads into the communal entrance hall giving direct access to Flat 1 on the left.

LOUNGE-DINER 4.69m x 3.90m (15'4" x 12'9")
The welcoming and spacious lounge provides a good size space, double glazed window to the front with attractive painted open shutters providing character, along with high ceilings and ornamental fireplace, ample space for dining if required, radiator and doorway to:

INNER HALLWAY
having airing cupboard with radiator and leading to:

KITCHEN/DINER 3.68m x 3.64m narrowing to 2.46m (12'0" x 11'11" narrowing to 8'0")
Currently the kitchen (previously the main bedroom) with an array of wall and base units with worktops over incorporating sink and drainer, built in oven and hob, space and plumbing for washing machine and white goods, housing the recently installed 'Worcester' gas boiler (installed six months ago), a door leads out to the rear sunroom.

SUNROOM 2.02m x 1.65m (6'7" x 5'4")
providing an additional space at the rear of the property with views over the communal garden and the beautiful westerly facing Stinchcombe Hill Woods. with power and lights and door leading to the back garden and store shed. Replacement upvc door and windows will be fitted by the current owners.

BEDROOM 2.95m widening to 3.54m x to 1.66m (9'8" widening to 11'7" x to 5'5")
Cleverly designed (previously the kitchen - so easily converted back) having radiator, good size built in wardrobe and double glazed window to rear.

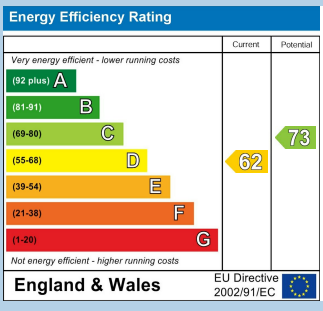
BATHROOM
White suite comprising pedestal wash hand basin, low level WC and bath with mains shower over. Partially cladded wall and heated towel rail.

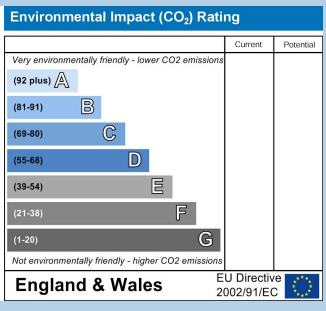
EXTERNALLY
Entrance driveway leads to the spacious private parking area with dedicated parking for one vehicle along with visitor car parking, pathway leading to main front door and to the rear communal gardens providing access to the attractive gardens with specified rotary washing line area, private metal storage unit. There is direct rear access to the ground floor apartment via the sun room if required.

AGENT NOTES
Tenure: Leasehold. 999 year lease commenced 1st April 1986 (959 years remaining).
Services: All mains services are believed to be connected. Gas central heating.
Council Tax Band: A
Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
There is a monthly maintenance fee of £80.00 payable to May Lane (Dursley) Management Ltd for the upkeep of the communal areas and garden, as well as building insurance, repairs and upkeep of the building.
The development has a "No pets" policy and is for purchasers over the age of 55.

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

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.





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