



## 13 Elm Lodge, Cam, GL11 5PL

### SITUATION

This well appointed ground floor apartment occupies a pleasant position in Elm Lodge, which is a development for over 60's and is attractively located within landscaped communal garden. Elm Lodge is within a few minutes drive of Cam village, which has a growing range of facilities including Tesco's supermarket, chemist, post office, independent retailers, doctors and dentist surgeries. Dursley has a wider range of facilities including library, swimming pool, community centre and sports hall. There is a 'Park and Ride' railway station on the outskirts of Cam with regular services to Gloucester and Bristol and onward connections to the national rail network. The Station has a connecting bus service which travels to Cam and Dursley.

### DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 Kingshill Road, on approaching the rank of shops at Kingshill turn right into Kingshill Lane and proceed down the incline. At the bottom of the incline bear right into Church Road and continue passing the Church on the left hand side and bear left into Hopton Road. Continue for approximately 300 metres and the Elm Lodge development will be

found on the right hand side directly opposite Cam Hopton School.

### DESCRIPTION

The purpose built development was built in this attractive semi-rural location on the edge of Cam village in attractive well laid out gardens. Over recent years additional parking spaces have been created and the development benefits from communal facilities including living room, guest bedroom, shower room and visitors parking. The property itself is accessed via a communal hallway leading to four flats and Number 13 can be found on the ground floor with spacious lounge/dining room with patio doors leading out onto the garden. There is a fitted kitchen, double bedroom and modern shower room. The apartment overlooks the attractive communal garden and must be seen to be fully appreciated.

### ACCOMODATION

(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

Serving four apartments leading to entrance door.



### LIVING ROOM 8.3m x 3.03m narrowing to 2.12m (27'3" x 9'11" narrowing to 6'11")

Having double glazed window to front, night storage heater and french doors to rear garden.

### KITCHEN 3.02m x 2.17m (9'11" x 7'1")

Having a range of wall and base units with laminated round edge work surfaces over, inset one and half bowl single drainer sink unit, inset electric hob, built in oven and double glazed window to front.

### BEDROOM 3.04m x 3.02m (10'0" x 9'11")

Having built in wardrobe and double glazed window to front.

### SHOWER ROOM

Having shower cubicle with Mira shower, vanity wash hand basin and low level wc.

### EXTERNALLY

There are attractive communal gardens with drying area and parking space. The gardens are landscaped and must be seen to be fully appreciated.

### AGENTS NOTE

Tenure: Leasehold 99 year lease commenced in 1973

Maintenance Fee: £500 per 6 months plus £25 per annum ground rent



Council Tax Band: A £1109.85 payable

Services: Mains electricity, water and drainage are connected

Lease Extension - Elm Lodge Management Company are currently in the process of negotiating an extension to the lease. For further details please speak to a member of the Bennett Jones Partnership team.

### VIEWING

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

