

6 Mason Court, Berkeley, GL13 9AA

Asking price

£115,000



*** PLEASE CONTACT US FOR A VIRTUAL VIEWING*** GROUND FLOOR ONE BEDROOM APARTMENT IN PRIME TOWN CENTRE LOCATION - ALLOCATED PARKING - PRIVATE ENTRANCE HALL - LIVING/DINING ROOM - KITCHEN - INNER HALLWAY WITH STORAGE CUPBOARD - DOUBLE BEDROOM - BATHROOM - WITHIN SHORT LEVEL WALKING DISTANCE OF TOWN CENTRE - GAS CENTRAL HEATING - NO ONWARD CHAIN - ENERGY RATING C

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SITUATION

This property is located off the historic road of Marybrook Street in Berkeley, and is within a short level walking distance of the town centre. The historic town of Berkeley is famous for its Castle and Jenner Museum and has a most attractive High Street with a good range of local retailers along with primary school. The town is situated in the Berkeley Vale, which provides a range of country walks including the nearby Deer Park and Cattle Country. The larger towns of Dursley, Thornbury and Wotton-under-Edge have secondary schooling along with a wider range of recreational facilities. Travelling to the larger centres of Bristol, Gloucester and Cheltenham is made accessible via the A38 and M5/M4 motorway network. The nearby village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

DIRECTIONS

Berkeley is approached via the A38 on the west side of the M5 between Gloucester and Bristol. From the A38 proceed towards the town centre on the B4066, take the first exit signposted Berkeley and continue, passing the Castle on your left hand side and continue into the town. Follow the road past the central reservation as it takes a sharp right onto Marybrook Street, continue to the car park on your right and take the turning on the left hand side on School Lane and Mason Court is to your left, on the corner of the road. Parking for the property is further up School Lane behind the complex.

DESCRIPTION

This property has been in the same ownership for over 20 years and has most recently been used as an investment property. The property would be an ideal First time buyer or an investment opportunity. The property briefly comprises private entrance hallway, living/dining room, kitchen, inner hallway with storage cupboard, bathroom and good size double bedroom. The property has gas central heating, wooden double glazing and is offered to the market with no onward chain.

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 HALLWAY

Wooden front door, with further door to:

LIVING/DINING ROOM 4.18m x 4.11m (13'9" x 13'6")

Two wooden double glazed windows to side, two radiators.

KITCHEN 3.58m x 1.77m (11'9" x 5'10")

Fitted kitchen with base and wall units, roll top laminate work surface over, stainless steel sink and drainer, integrated oven, gas hob with extractor over, space and plumbing for washing machine, radiator, space for tall standing fridge freezer, Vaillant gas boiler, tiled splashback, wooden double glazed window to side.

INNER HALLWAY

Storage cupboard with shelving.

BEDROOM 3.73m (max) x 3.278m (max). (12'3" (max) x 10'9" (max).)

Two wooden double glazed windows to rear, radiator, large fitted wardrobe.

BATHROOM

Bath with shower off tap, wash hand basin with pedestal, low level wc, radiator.

EXTERNALLY

The property benefits from one allocated parking space to rear.

AGENTS NOTE

Tenure: Leasehold. 999 year lease commenced January 1992.

There is a maintenance fee of approximately £56.78 Per month which includes buildings insurance.

Gas central heating.

Council Tax Band A (£1,319.84 payable).

AGENTS NOTE TWO

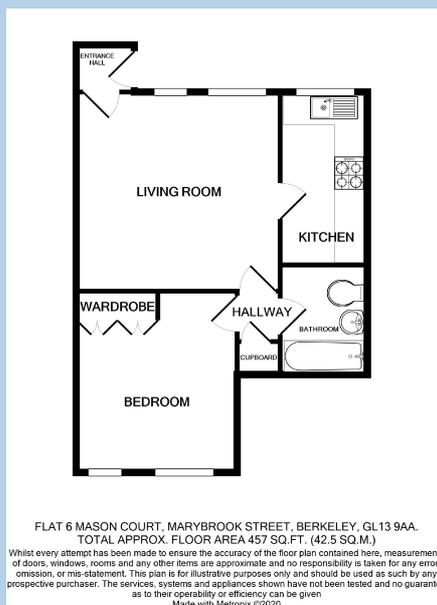
The property is currently let at £525 PCM on an AST (assured shorthold tenancy) with a rolling contract. For investment purposes the tenant would remain at the property. For all other purposes, the property is available with vacant possession.

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 agents as over.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Net energy efficient - lower rating costs	Current	Potential	Net environmental impact - lower CO ₂ emissions	Current	Potential
100-105 kWh/m ² ·yr A			100-105 g/m ² ·yr A		
80-100 kWh/m ² ·yr B			80-100 g/m ² ·yr B		
60-80 kWh/m ² ·yr C			60-80 g/m ² ·yr C		
40-60 kWh/m ² ·yr D			40-60 g/m ² ·yr D		
20-40 kWh/m ² ·yr E			20-40 g/m ² ·yr E		
10-20 kWh/m ² ·yr F			10-20 g/m ² ·yr F		
0-10 kWh/m ² ·yr G			0-10 g/m ² ·yr G		
Net energy efficient - higher rating costs			Net environmental impact - higher CO ₂ emissions		
England & Wales	EJ Drexler 2002/1/EC		England & Wales	EJ Drexler 2002/1/EC	

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