

4 Maple Close, Dursley, GL11 4DZ

Asking price

£115,000



Two bedroom first floor apartment, communal gardens, no onward chain communal entrance hall, private and secure storage room, entrance hallway, living room, kitchen, two double bedrooms, bathroom, airing cupboard with further large storage cupboard, parking area and on street parking available, 125 year lease commenced 2015, energy rating D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

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SITUATION

This spacious two double bedroom apartment is situated in the Kingshill area of Dursley, being within walking distance of Cam Everlands Primary School and a rank of shops at Kingshill Road, including supermarket, hairdressers, newsagents and off licence. The centres of both Cam and Dursley provide a wider range of facilities, Dursley having leisure facilities including leisure centre, sports hall, swimming pool and 18 hole golf course. Comprehensive schooling is also within walking distance at Rednock School. The property is well located for travel to the larger centres of Gloucester, Bristol and Cheltenham with access via the A38 and M5/M4 motorway network. The Cam and Dursley railway station brings Gloucester and Bristol within 20 minutes and 30 minutes rail travel respectively.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 Kingshill Road, at the mini-roundabout take the third exit into Blackboys and proceed straight across at the next mini-roundabout. Continue down the incline for approximately 400 metres, turning left into Maple Close and the property will be located on the right hand side.

DESCRIPTION

This property has been in the same ownership for over five years and offers a well proportioned two double bedrooomed first floor apartment within walking distance of a variety of amenities. The property is accessed via communal entrance door with stairs leading to first floor where there is an external and secure storage room. There is a private entrance door leading to the entrance hallway, which has airing cupboard with hot water cylinder and further large storage cupboard, living room, kitchen, two double bedrooms and family bathroom. On the ground floor there is also a communal garden and on street parking and parking area is situated close by.

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 HALLWAY

With stairs leading to first floor, secure storage cupboard on landing and further door leading to:

ENTRANCE HALLWAY

With access to loft space, thermostat, large storage cupboard and further airing cupboard with hot water cylinder providing heating and domestic hot water.

KITCHEN 2.78m x 2.68m (9'1" x 8'10")

Fitted kitchen with base and wall units, roll top laminate work surface over, double glazed window to side, stainless steel sink and drainer, electric cooker point, air conditioning unit, space for tall standing fridge/freezer, space and plumbing for washing machine and under counter space for fridge.

LIVING ROOM 4.35m x 3.64m (14'3" x 11'11")

Radiator and double glazed window to side.

BEDROOM ONE 4.36m max x 3.41m (14'4" max x 11'2")

Radiator and double glazed window to side.

BEDROOM TWO 2.06m x 2.69m (6'9" x 8'10")

Double glazed window to side and radiator.

BATHROOM

Bath with electric shower over and glazed screen, low level wc and pedestal wash hand basin.

EXTERNALLY

To the rear of the property there is a communal garden, which is extensively laid to lawn.

AGENTS NOTES

Tenure: Leasehold 125 year lease commenced December 2015

Council Tax Band: 'A' (£1,402.69 payable)

Mains electricity, drainage and water are believed to be connected

Energy Rating: D

There is a maintenance charge of approximately £244 per 6 months.

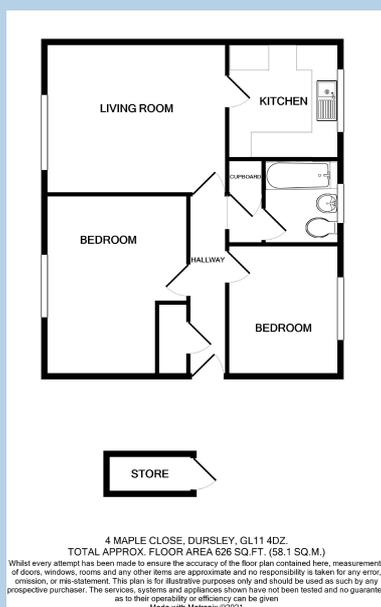
Ex-local authority.

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Low energy efficient - lower energy costs	Current	Potential	Low environmental impact - lower CO ₂ emissions	Current	Potential
Very good A			Very good A		
Good B			Good B		
Fair C			Fair C		
Below average D			Below average D	64	72
Poor E			Poor E		
Very poor F			Very poor F		
Worst possible G			Worst possible G		
Net energy efficient - higher energy costs			Net environmental impact - higher CO ₂ emissions		
England & Wales	E2 Drexels 2002/1/IEC	69	England & Wales	E2 Drexels 2002/1/IEC	72

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