

6 Rowley Mews, Cam, GL11 5NT

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 Kingshill Road continuing straight across at the first and second mini roundabouts. At the third roundabout take the last exit and proceed down the incline in to Cam village. At the roundabout take the third exit into Chapel Street and continue for approximately 200 metres turning left into Rowley. Proceed for approximately 150 metres and the road bears to the right and Rowley Mews can be found on the right hand side. There is parking to the rear of the property under the arch.

DESCRIPTION

The property was constructed in the 1987 as a purpose built block of modern apartments within a few moments walk of Cam village centre. Rowley Mews has its own management company and they keep it in a good state of repair with regular maintenance reviews. There are just eight apartments in the block which are serviced by a modern clean entrance lobby and stairway and neat communal gardens and parking area. Properties of this type and within walking distance of the village are popular and we would suggest viewing at your earliest



opportunity.

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

With double glazed front door, communal entrance phone system leading to stairs to second floor with:

PRIVATE ENTRANCE HALL

Having built in cupboard, further airing cupboard housing hot water storage tank, inset ceiling spot lights and Karndean style flooring.

LIVING ROOM 4.23m x 4.0m (13'11" x 13'1")

Having double glazed window to front and electric panelled radiator.

KITCHEN 3.0m x 1.95m (9'10" x 6'5")

Having a range of modern wood effect wall and base units with laminated round edge work surfaces over incorporating inset stainless steel single drainer sink unit, inset ceramic hob with stainless steel cooker hood over, built in oven, plumbing for automatic washing machine, double



glazed window to side.

LOFT

Access via loft ladder, boarded loft with lighting,

BEDROOM 3.7m x 2.96m (12'2" x 9'9")

Having double glazed window to front and electric panelled radiator.

BATHROOM

Having low level suite comprising pedestal wash hand basin, panelled bath with shower over, stainless steel electric towel rail.

EXTERNALLY

The property has an open plan front garden with arch and tarmac driveway leading under the building via arch where can be found the bin store and front door. The driveway continues to the rear communal garden which is extensively laid to lawn with shrub and flower borders and parking area for each unit.

AGENTS NOTE

The property is leasehold. 125 years commencing 1st October 1987. The freehold is owned by the management company of which each leaseholder is an eighth shareholder in.

Maintenance charges of £70 per calendar month which covers general maintenance of the building, insurance, cleaning and electricity in communal



areas and also includes the ground rent of approximately £25 per annum. Electric night storage heating Council Tax Band A: £1,323.17 Payable.

VIEWING

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

SIGNATURE

I/We confirm that the contents of above sale particulars are correct.

Signed:.....

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Signed:.....

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Date:.....

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