



## Flat 1B, 27 High Street

Cam, GL11 5LA

Guide Price £112,500



Occupying a convenient position along the High Street in Cam, Hunters are pleased to present this one bedroom flat. The property briefly comprises of the following; double bedroom, modern kitchen, open plan living space, shower room and it's own entrance. The property also benefits from no onward chain, electric central heating and UPVC framed double glazed windows contributing to more economical running costs.

Tesco Supermarket is within a few minutes walk, together with Post Office and public house. The A38 and M5 motorway make this an ideal commuting point to the larger centres of Bristol, Gloucester and Cheltenham.

Leasehold 999 years from 2006  
Service Charge £495 per annum  
Ground Rent Peppercorn



### Area Map



**Entrance Hall**

Into Living Room.

**Kitchen/Living Room 13'8" x 14'4" (4.17m x 4.37m)**

Modern kitchen with a range of wall and base units, laminate work surfaces and electric hob and cooker with extractor over. Stainless steel single drainer sink unit, UPVC double glazed windows to front, vinyl flooring and heat pump/air conditioning unit.

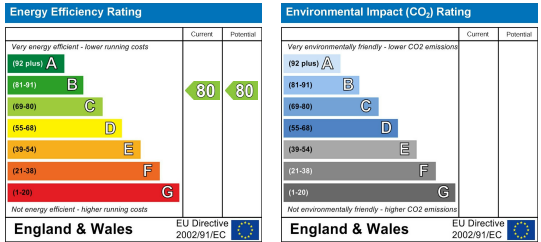
**Bedroom One 9'10" x 8'11" (3.00m x 2.72m)**

Laminate flooring, with ceiling light.

**Shower Room**

Having vanity wash hand basin, wc, electric shower, extractor fan.

### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.