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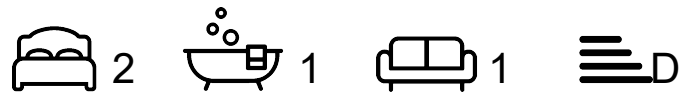
HERE TO GET *you* THERE



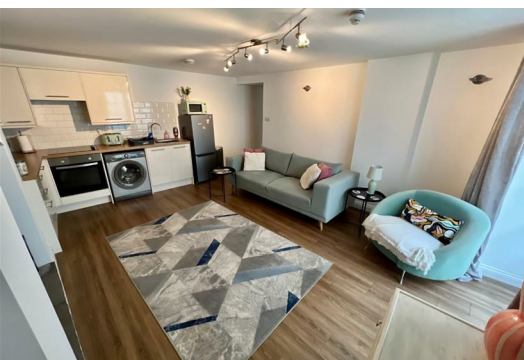
Flat 6, 54 Long Street

GL11 4JB

Offers In The Region Of £159,950



An excellent opportunity to purchase a ground floor apartment within walking distance of Dursley Town Centre. The apartment briefly comprises well appointed and generous sized accommodation with open plan kitchen/lounge/dining room, two double bedrooms and wet room. The property benefits from electric heating.



- **Converted Grade II Listed Building**
- **Lovely Spacious Ground Floor Apartment**
- **Contemporary Fitted Open Plan Kitchen/Lounge/Diner**
- **Two Generous Bedrooms**
- **Wet Room**
- **Town Centre Location**
- **EPC Rating: D**

LOCATION

Within a few minutes walk of the town centre, yet offering a relaxed country lifestyle, the area abounds with scenic walks and rides along the Cotswold Way, with two renowned Golf Clubs situated on Stinchcombe Hill. Dursley enjoys an extensive range of amenities with a Sainsbury's Supermarket, a range of day to day retailers, Rednock Secondary School, Primary schools, sports centre/swimming pool, doctors and dentist surgeries. The town is well positioned on the edge of The Cotswolds with the M5 motorway only 10 minutes drive providing easy access to Bristol, Bath, Cheltenham and Gloucester. There is also a main line train station at Cam (2 miles approx) accessing the cities of Gloucester, Bristol and London.

COMMUNAL ENTRANCE

With security door entry system.

OPEN PLAN KITCHEN/LOUNGE/DINER 16'9" x 13'5" (5.11 x 4.09)

With French doors leading into the kitchen/lounge/diner having Karndean flooring, wall lights and inset decorative fireplace with slate hearth. The kitchen is fitted with cream gloss fronted wall and base level units with wooden worktops over, integrated Lamona oven and hob, tiled splash-backs and sink with drainer and mixer tap. There is space and plumbing for washing machine.

INNER HALLWAY

BEDROOM ONE 13'4" x 11'9" (4.06 x 3.58)

Having large single glazed sash windows to front, electric radiator, downlighters and cupboard housing electric water cylinder.

BEDROOM TWO 12'3" x 10'1" (3.73 x 3.07)

Having large single glazed sash windows, electric radiator and downlighters.

WALK-IN WET ROOM

Having low level WC, wash hand basin and walk-in shower with mixer taps and hand held shower over. Extractor fan and electric heater.

AGENTS NOTE:

There is the remainder of a 999 year lease which commenced in 2015. Service charge is currently £75.00 pcm.

Area Map



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.

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