



HUNTERS[®]
HERE TO GET *you* THERE

5 Ashton Lane, Dursley, GL11 4FG

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Guide Price £230,000

Offered with no onward chain and presented in excellent condition we bring to the market this luxury apartment in the very popular location of Littlecombe. With lift facilities, the apartment is situated on the second floor, with entrance leading into the apartment offering fitted kitchen, lounge/dining room with balcony, two double bedrooms with bedroom one having en-suite shower room and fitted wardrobe and separate bathroom.

Ashton Lane can be found on the very popular development of Littlecombe situated within walking distance of the market town of Dursley with its full range of local amenities including independent shops, swimming pool, gym and cafes to name but a few.

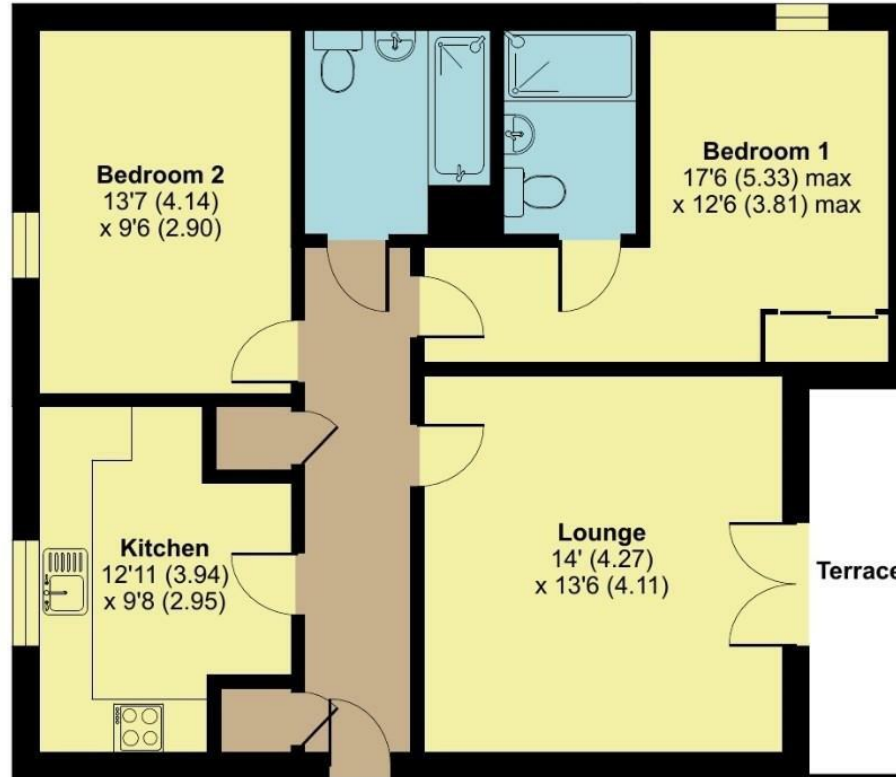
There are excellent commuting links to the larger centres of Bristol, Gloucester and Cheltenham via the A38 and M5 Motorway, together with a mainline train station at Box Road, Cam making this an ideal position with beautiful walks and rides close by along the Cotswold Way.

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Ashton Lane, Dursley, GL11

Approximate Area = 811 sq ft / 75.3 sq m

For identification only - Not to scale

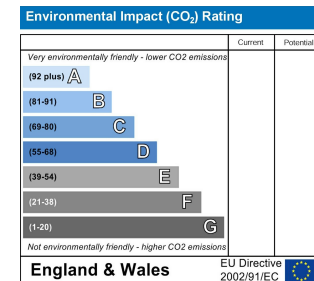
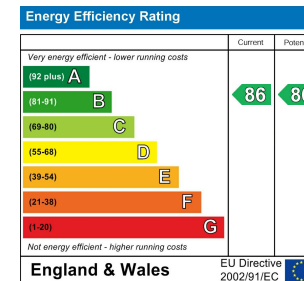


**SECOND FLOOR
APPROX FLOOR
AREA 75.3 SQ M
(811 SQ FT)**



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1144717



Communal Entrance

With stairs or lift leading to the apartment.

Entrance

With front door leading into hallway with radiator, storage cupboard and second storage cupboard with radiator and shelving.

Kitchen

Fitted units with worktop surfaces, fitted oven with gas hob over and extractor hood, stainless steel sink unit with mixer tap and drainer, fitted washing machine, space for fridge/freezer, cupboard with gas boiler and double glazed window.

Living/Dining Room

With French doors leading onto the balcony and two radiators.

Bedroom One

With floor to ceiling double glazed window, fitted wardrobe and radiator.

En-suite

Tiled shower cubicle, wash hand basin with mixer tap, low flush wc, part tiled walls and radiator.

Bedroom Two

Double glazed window and radiator.

Bathroom

White suite comprising of panelled bath with mixer tap and shower attachment, low flush wc, wash hand basin with mixer tap, part tiled walls and radiator.

Outside

With covered allocated parking space, outside water supply, allocated bike/bin store area.

Agents Notes

Leasehold with the remainder of a 999 year lease starting from 2021. An Annual Service Charge and Estate Management Charge will apply - please enquire with agent for further details.

- **Luxury Apartment**
- **Beautifully Presented**
- **Two Double Bedrooms**
- **Lounge/Dining Room with Balcony**
- **Fitted Kitchen**
- **En-suite and Bathroom**
- **Allocated Parking**
- **No Onward Chain**

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. 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.

