

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 27 Little Quillet Court

Cam, Dursley, GL11 5EX

Asking Price £90,000



Council Tax: B



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## Entrance Hall

Via part glazed door with glazed side panel, storage cupboard with shelf above, staircase leading to the first floor landing.

## Landing Area

Access to loft space, intercom system, electric wall heater and storage cupboard. Doors to:

## Lounge

With window to front aspect overlooking the well tended communal gardens, electric wall heater and door leading to the kitchen.

## Kitchen

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with taps and tiled splash backs. Window to rear aspect, electric wall heater, shelving, space for cooker, space for washing machine and fridge.

## Bathroom

Suite comprising pedestal wash hand basin, bath and WC. Window to rear aspect, part tiled walls, electric wall heater and cupboard housing water cylinder.

## Bedroom

With window to front aspect overlooking the well tended communal garden, electric wall heater and over stairs storage cupboard.

## Bedroom

Window to rear aspect and electric wall heater.

## Outside

Well kept communal gardens with plenty of seating areas and lawn, clothes drying areas and residents parking area.

Occupying a pleasant position overlooking the well kept communal gardens the accommodation comprises of own entrance with stairs leading to first floor, living room, kitchen, two bedrooms and bathroom with double glazing throughout and electric heating. Little Quillet Court has its own part time Scheme Manager and pull cords in the property. The residents also benefit from having the use of a communal lounge, laundry facilities and outside drying areas, gardens and parking.

Pets are considered with a meeting to be held with the Scheme Manager.

This property is leasehold, set on a scheme managed site by Midland Heart Ltd. Potential purchasers must be age 55 or over, and will be required to submit an application and undergo an interview prior to an offer being accepted.

There are legal fees to be paid by the purchaser for the grant of a new lease, in the region of £500.00 plus VAT. The service charge is currently £213.34 per calendar month which includes building insurance.

- First Floor Apartment Requiring Updating in Over 60's Complex
- Private Entrance Hallway
- Lounge and Kitchen
- Two Bedrooms
- Bathroom
- Well Kept Communal Gardens



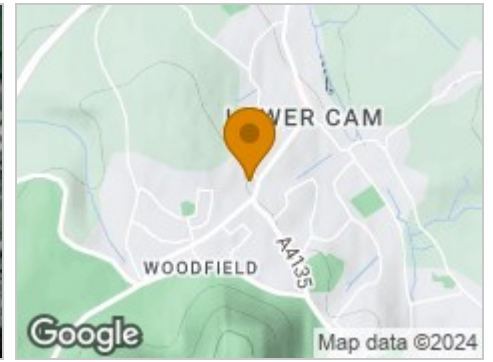
## Road Map



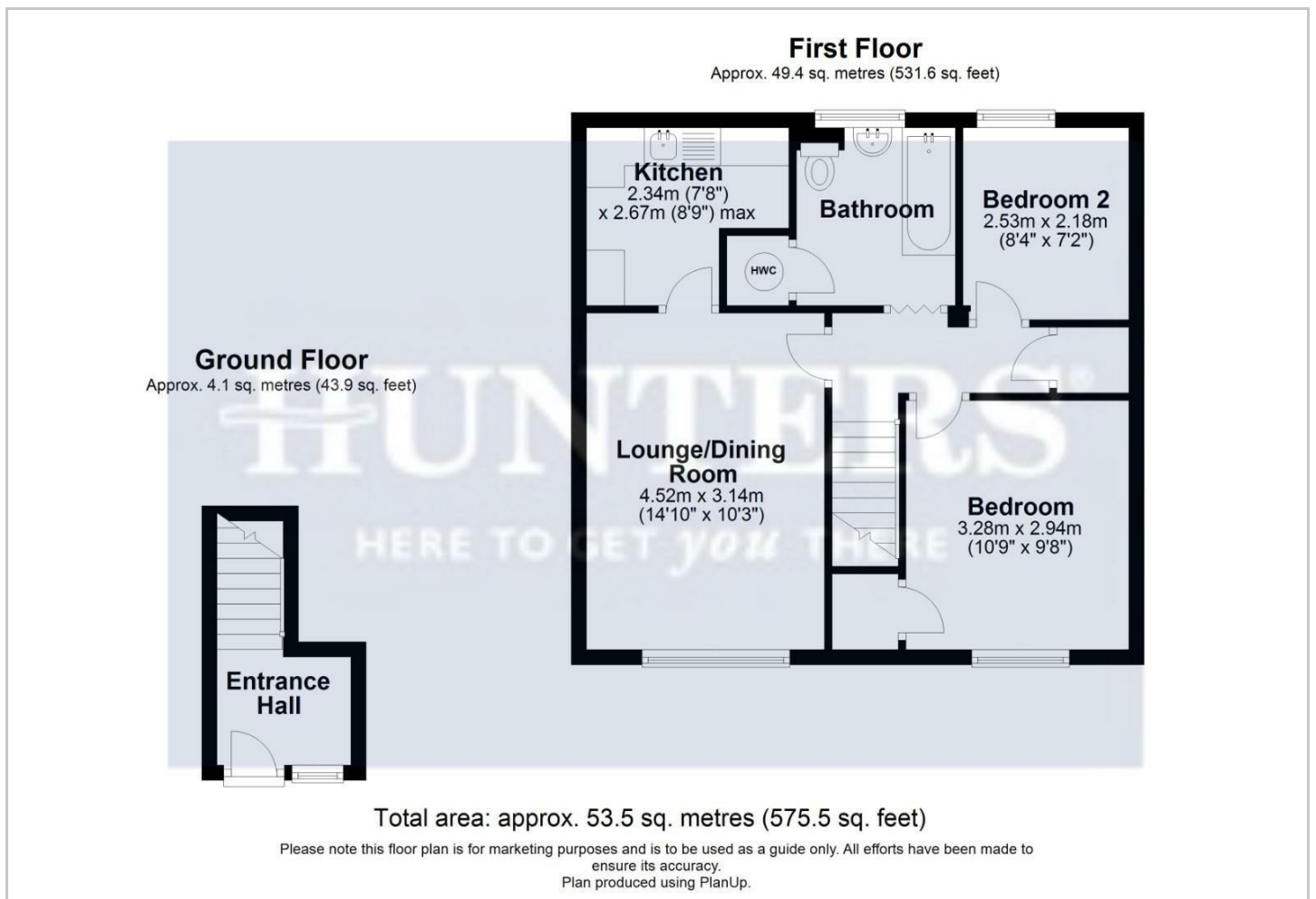
## Hybrid Map



## Terrain Map



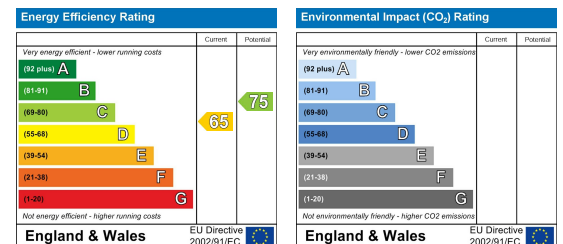
## Floor Plan



## Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

## 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.