

HUNTERS[®]

HERE TO GET *you* THERE



16 Graham Edge

Dursley, GL11 4FJ

40% Shared ownership £78,000



Council Tax: B



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Entrance

Via front door into communal hallway with stairs leading to top floor landing with front door to apartment. Hallway having built-in storage, ceiling light, radiator and access to loft hatch.

Kitchen/Living/Dining Room

23'1 x 13'1 (7.04m x 3.99m)

Fitted with a range of white base and wall units with work surfaces over, integrated oven and hob unit with extractor fan over, space for washing machine, laminate flooring, wall mounted combination boiler. Space for tall fridge/freezer, ceiling light and window.

The living/dining area has window, ceiling light, laminate flooring and two radiators.

Bedroom One

14'4 x 10'1 (4.37m x 3.07m)

Dual aspect windows, radiator, carpet and ceiling light.

Bedroom Two

11' x 13'3 (3.35m x 4.04m)

Window, radiator, carpet and ceiling light.

Bathroom

7'4 x 6'5 (2.24m x 1.96m)

Fitted with a white suite with panelled bath with shower over and glazed shower screen, part tiled walls, frosted window, wc, pedestal wash hand basin, ceiling light, laminate flooring, extractor fan.

Outside

There is an allocated parking space to the front with a communal bike shed also.

Agents Note

Please note a management charge of £337.00 a month is payable which includes the service charge of £85.00 a month.

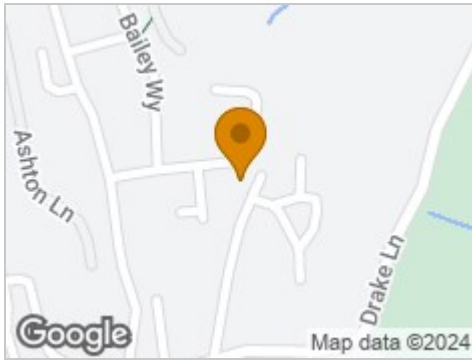
Situated on the sought after Littlecombe Development we are pleased to offer for sale this top floor modern apartment. The accommodation comprises of hallway with built in storage, a lovely bright open plan modern kitchen/living/dining room with two windows to front. There are two double bedrooms with the main bedroom having dual aspect windows and a bathroom with shower over bath. The property benefits from one allocated parking space to the front and use of a communal bike shed.

Littlecombe is well positioned for access to both Cam village and Dursley town with both shopping, schooling and recreational facilities, supermarkets and leisure centre/swimming pool. Graham Edge is in an ideal commuting point for the major centres of Bristol, Bath, Cheltenham and Gloucester with the A38 and M5 motorway providing excellent motoring links and a mainline train station at Box Road, Cam serving Bristol and London networks.

- Shared Ownership - 40% Share
- Top Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Living/Dining Room
- Bathroom
- Allocated Parking Space
- Communal Bike Shed
- No Onward Chain



Road Map



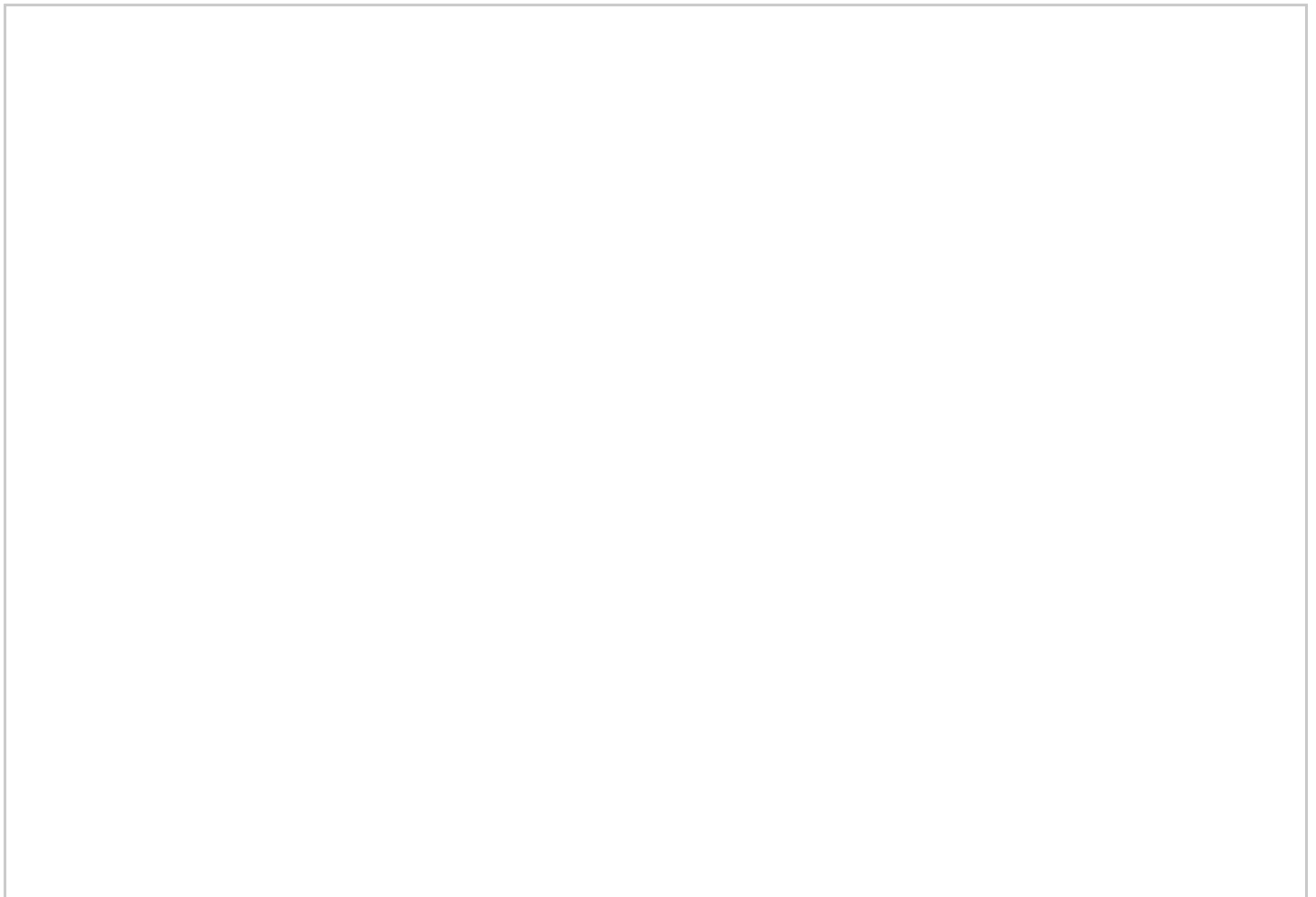
Hybrid Map



Terrain Map



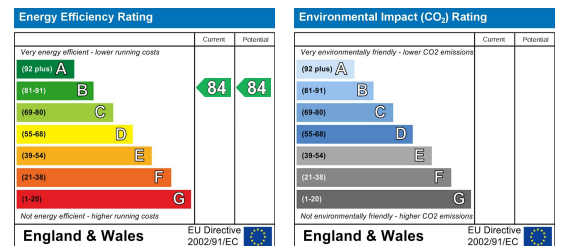
Floor Plan



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.