

# HUNTERS®

HERE TO GET *you* THERE



## 20 Little Quillet Court

Cam, Dursley, GL11 5EX

£105,000



Council Tax: B



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## Entrance Porch

Via part glazed door, electric wall heater, storage cupboard with shelf above, glazed door to:

## Entrance Hallway

Electric wall heater, intercom system, alarm pull cord, understairs storage, doors to:

## Bedroom One

10'8 x 10'8 (3.25m x 3.25m)

Window to front aspect overlooking well tended communal gardens, electric wall heater, fitted wardrobes with overhead storage, alarm pull cord.

## Bedroom Two

6'11 x 8'3 (2.11m x 2.51m)

Window to front aspect, electric wall heater, alarm pull cord.

## Bathroom

7'6 x 6'9 (2.29m x 2.06m)

Window to front aspect, wc with tiled shelf above, pedestal wash hand basin, bath with hand rail, chrome heated towel rail, electric wall heater, airing cupboard with hot water tank.

## Lounge

9'8 x 14'9 (2.95m x 4.50m)

Window to front aspect overlooking well tended communal gardens, electric wall heater, feature fireplace with electric fire, door to:

## Kitchen

9'1 x 7'6 (2.77m x 2.29m)

Window to front aspect, range of wall and base units with work-surfaces over, stainless steel sink unit with mixer tap, freestanding electric oven, washing

machine and fridge/freezer, up-stands, electric wall heater.

## Outside

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

We are pleased to present this purpose built ground floor two bedroom apartment situated on the sought after Little Quillet Court Retirement complex. Specifically designed for the over 60s, the property is an ideal retirement home offering easily managed accommodation with the benefit of a part-time scheme warden and communal facilities.

On entering the apartment you will find an entrance lobby with storage giving access to the hallway which leads to two bedrooms, bathroom, a lounge overlooking the well tended communal gardens and fitted kitchen with free-standing oven, fridge/freezer and washing machine.

The property looks out on to the well tended communal gardens with various seating areas, flowering trees, lawns and flower beds. There is a residents and visitors car park and the development is close to bus services to Cam Village with its Tesco's Supermarket and Dursley Town with Sainsbury's supermarket, day to day retailers, doctors, dentists, library and leisure centre/swimming pool.

This property is leasehold, set on a scheme managed site by Midland Heart Ltd. Potential purchasers must be age 60 or over, and will be required to submit an application and undergo an interview prior to an offer being accepted.

- Well Presented Ground Floor Apartment in Over 60's Complex
- Entrance Lobby and Hallway
- Lounge and Fitted Kitchen with Oven, Washing Machine and Fridge/Freezer
- Bathroom
- Two Bedrooms
- Well Tended Communal Gardens
- No Onward Chain



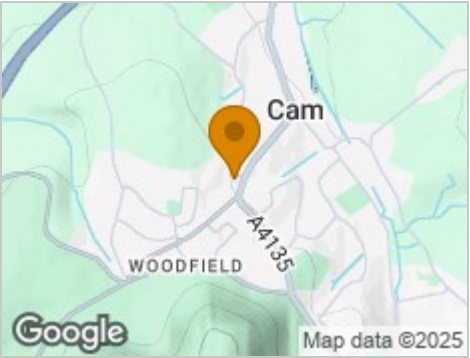
Road Map



Hybrid Map



Terrain Map



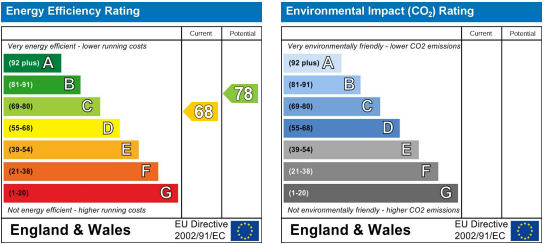
Floor Plan



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.