

# HUNTERS®

HERE TO GET *you* THERE



**15E Long Street**

Dursley, GL11 4HL

£110,000



Council Tax: A



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## Entrance

Communal door to entrance hall with a door entry system, communal lighting and meter cupboards. Door through to courtyard steps leading to apartment.

## Hallway

Door to entrance hall with telephone receiver to door entry system. Low level cupboard with water heating unit, wall mounted fuse board and smoke detector.

## Kitchen

Having a range of cream shaker style units incorporating base units with work-top surfaces, matching wall storage cupboards, inset single drainer sink unit with mixer tap. Built in Lamona stainless steel oven and 4 ring hob unit and cooker hood over. Splash-back tiling, space for fridge and washing machine.

## Shower Room

Having corner walk-in shower unit with Triton electric shower and glazed shower screen. Pedestal wash hand basin, low level WC. Electric air extractor fan.

## Lounge

Windows with secondary glazing, Dimplex electric heater. Leading to:

## Bedroom

With electric heater and window with secondary glazing.

## Leasehold Information

Remainder of 999 year lease. Started 2016.

Ground Rent £50

Service Charge £400 per annum

Insurance Fees Applies

## Anti-Money Laundering (AML) Compliance

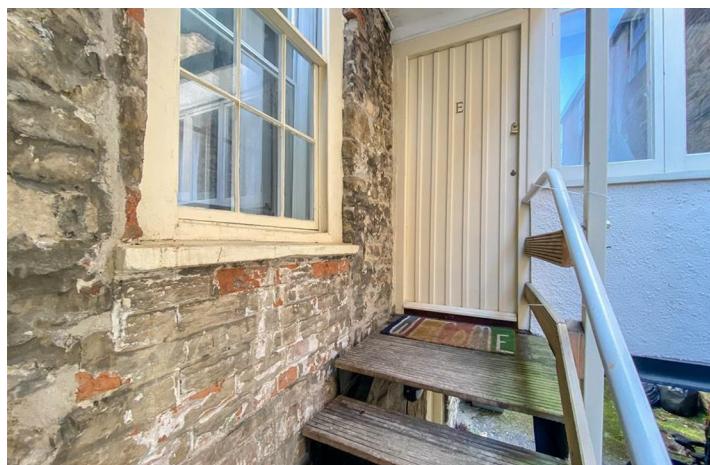
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

Offered for sale with no onward chain and ready to move into accommodation, a delightful spacious town centre apartment offering a modern kitchen, lounge, double bedroom and shower room. With communal courtyard space outside offering space for bicycle storage.

Set at the rear of the building along Long Street the property is situated within walking distance of the main high street in town with all of its local amenities on offer and the famous Cotswold Way going past for all those keen walkers.

Dursley town centre provides a full range of shopping, with Sainsbury's Supermarket and local shops, schooling and recreational facilities with nearby Cam having a Tesco's Supermarket, doctors and dentist. The A38 and M5 motorway providing excellent commuting links to the larger centres of Bristol, Gloucester and Cheltenham and there is a main line train station at Box Road, Cam, serving Bristol and London (Paddington) via Gloucester.

- Spacious One Bedroom Apartment
  - Town Centre Location
    - Modern Kitchen
    - Double Bedroom
    - No Onward Chain
  - Set in Grade II Listed Building
    - Character Features
      - Lounge
      - Shower Room



## Road Map



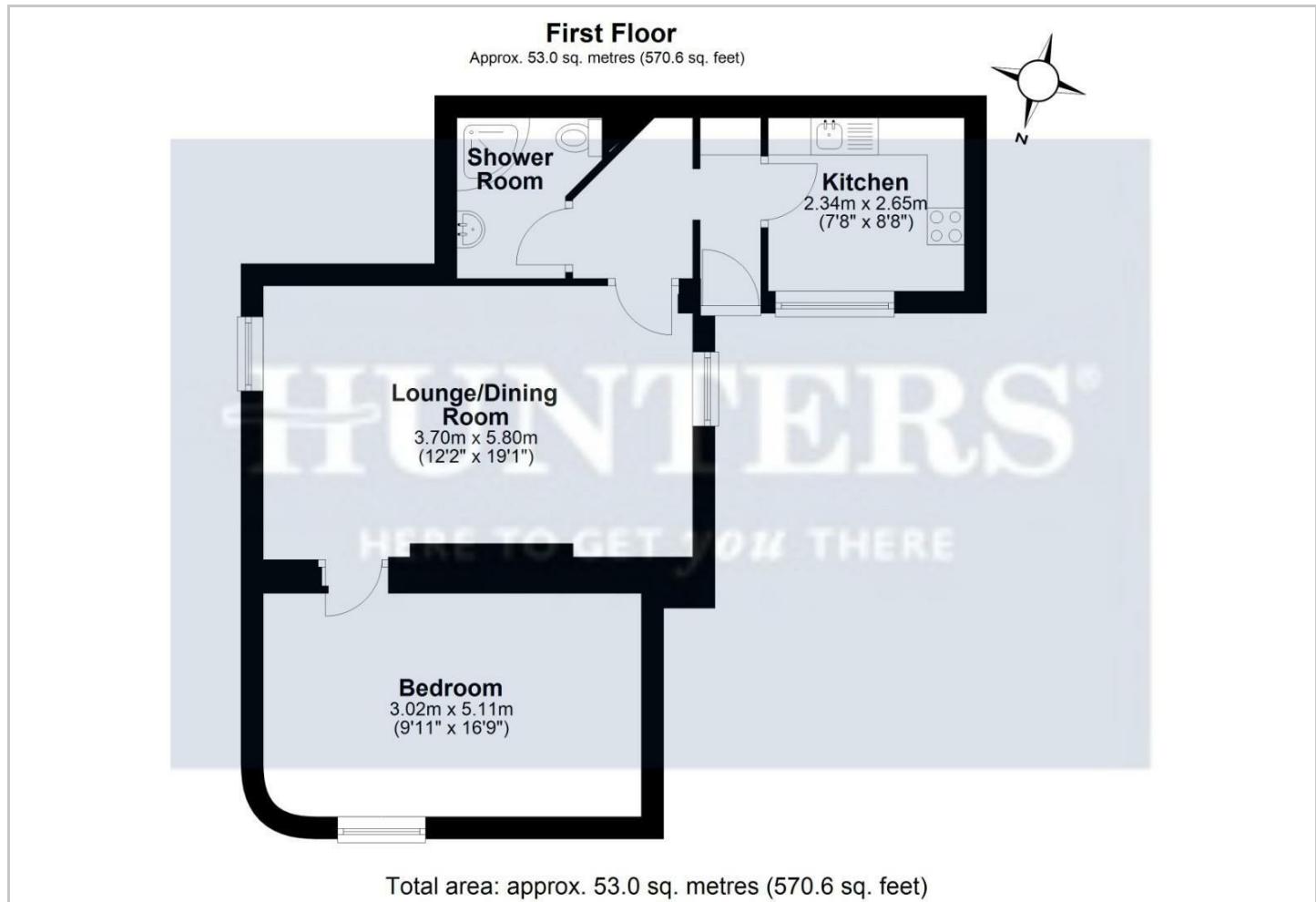
## Hybrid Map



## 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.