

PHELPS MILL CLOSE



ESTATE AGENTS  
OF  
GLOUCESTERSHIRE

6 PHELPS MILL CLOSE  
DURSLEY, GL11 4GA

Guide price £152,500

## Description

This is a lovely example of a self-contained two bedroom apartment located in a modern purpose-built block. Ideal for a first time buyer or investment. Situated on the edge of Dursley centre, with an ease of access for all the town has to offer

A communal entrance with stairs leading to the first floor. Internally entrance hall with doors off to all rooms.

A sitting room with a lovely picture window to the rear with view to open ground below, completed by an electric fire and a further window to the side. With a wealth of light, this opens to a fitted kitchen.

Fitted kitchen with a range of base and wall mounted units to include a hob, extractor, oven, washing machine and freestanding fridge/freezer. Having two windows to the front and opens to a lovely breakfast bar with seating for four, further window to the side.

A double bedroom with window to the rear, a range of fitted wardrobes and space for free standing furniture. A second double room also having a fitted wardrobe and space for freestanding furniture with window to rear. Completed by a modern white fitted bathroom suite with shower over the bath and window to front. A good sized airing cupboard on the landing with freestanding shelving housing the gas central heating boiler.

To the front a very good sized integral garage immediately beneath the apartment with up and over door with power and lighting.  
Offered to the market in very good condition and no onward chain.

AGENTS NOTE : The apartment is lease hold with 980 years remaining on the lease. The Ground rent is £175.00 per annum and is subject to review each 21st anniversary of the commencement date. Annual Service charge is £1510.24

- Two bedroom first floor apartment in a modern development
- Fitted kitchen with breakfast bar and integral appliances
- Two double bedrooms both with fitted wardrobes
- En bloc single garage with electric
- Rental Income estimated at £800 PCM
- Very well presented with a wealth of natural light
- Sitting room with picture window and electric fire appliances
- Modern three piece bathroom suite with shower over bath
- Ideal first time buyer or rental opportunity
- Walking distance to Dursley town centre





## Location & Amenities

The market town of Dursley offers an array of convenient shops, supermarkets, restaurants and cafes. The popular pub The Kings head, the unique dog friendly café The Hummingbird and the weekly farmers market under the town hall all within walking distance. Dursley has a library, bus station and the famous Old spot Public House. Cam is located conveniently with amenities including a post office, a popular cafe, Froffy Coffee, local pub, hairdresser and take-away food establishments in addition to Tesco supermarket. Dursley C of E primary school and Rednock Secondary school are both well regarded located conveniently with further primary schools in Cam.

Cam train station just over 10 minutes away providing links to Bristol. M5 motorway southbound and northbound both within easy reach.



## Useful Information

**Tenure:** Leasehold.

**Viewing arrangements:** Strictly by appointment through AJ Estate Agents.

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** SDC. Council Tax Band A and EPC rating C

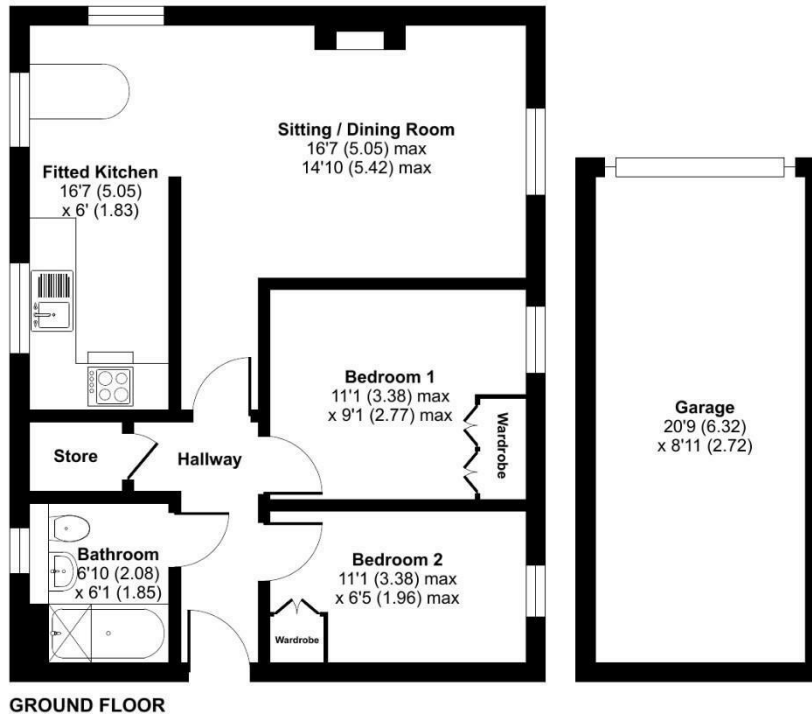
## Directions

From Sainsbury's in Dursley Town Centre, continue on the A4135 away from the town centre. At the mini roundabout opposite the market place take first exit left onto Long Street. Continue down the road until reach T junction, turn right onto Drake Lane, follow the road round and take first right onto Phelps Mill Close. The apartment block is on your left.



# Phelps Mill Close, Dursley, GL11

Approximate Area = 583 sq ft / 54.1 sq m  
 Garage = 188 sq ft / 17.4 sq m  
 Total = 771 sq ft / 71.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1097844

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(01-01) B			
(03-00) C		77	77
(05-00) D			
(08-04) E			
(11-30) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01453 703303  
 homes@ajeaglos.co.uk  
 www.ajeaglos.co.uk  
 rightmove



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