



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

15a Long Street, Dursley,
GL11 4HL

Offers In The Region Of
£145,000



CONVERTED AND IMMACULATELY PRESENTED TOP FLOOR APARTMENT IN THE HEART OF DURSLEY TOWN CENTRE - SET IN GRADE II LISTED BUILDING - SPACIOUS ACCOMMODATION WITH HIGH CEILINGS - TALL SASH WINDOWS - WELL PROPORTIONED ROOMS - ENTRANCE HALL - LARGE OPEN PLAN KITCHEN/LOUNGE/DINER - TWO DOUBLE BEDROOMS - MODERN SHOWER ROOM - FITTED KITCHEN - CHARACTER FEATURES - ENERGY RATING C

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



15a Long Street, Dursley, GL11 4HL

SITUATION

This top floor apartment is situated in the heart of Dursley town centre and abuts the Old Bell Hotel building. The property is situated on Long Street which is a moments walk from the town centre. The town has a range of amenities which include independent retailers, supermarkets, doctors and dentist surgeries, swimming pool, library along with comprehensive and primary schooling. The adjoining village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the national rail network. Dursley is also conveniently situated for commuting throughout the south west via the A38 and M5/M4 motorway network.

DIRECTIONS

On entering Dursley town centre with Sainsbury's supermarket on the left hand side, continue through the town until the pedestrian crossing with Dursley Town Hall on your right hand side. At the next roundabout take the first exit onto Long Street and the property can be located shortly on the left hand side.

DESCRIPTION

This recently renovated top floor apartment has been finished and kept to an immaculate standard. The property benefits from modern kitchen and shower room, sash windows with secondary glazing overlooking the historic road of Long Street. The property is spacious and well proportioned benefitting from high ceilings with the bedrooms and main reception room being of a good size. The property is accessed via Long Street with communal entrance hall, which has a shared courtyard on the ground floor. The property itself is accessed via the staircase leading to the top floor landing which is only used by the top floor apartment and grants access to the private front door. There is a long entrance hall with storage area and further storage cupboard, a large open plan kitchen/lounge diner, two double bedrooms and shower room.

ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

PRIVATE FRONT DOOR

ENTRANCE HALL

Entry phone system, electric radiator and deep storage cupboard.

KITCHEN/LOUNGE DINER 5.57 narrowing to 5.38 x 4.57 (18'3" narrowing to 17'8" x 15'0")

Fitted kitchen with base and wall units, laminate work surface over, electric oven and hob with hood over, stainless steel sink and drainer, space and plumbing for washing machine, tiled splash back, space for American fridge/freezer, two sash windows with secondary glazing overlooking Long Street, two electric radiators, feature fireplace, access to loft space.

BEDROOM ONE 4.49 x 2.71 (14'9" x 8'11")

Electric radiator, sash window with secondary glazing to front, access to loft space

BEDROOM TWO 4.62 x 2.68 (15'2" x 8'10")

Electric radiator, sash window with secondary glazing opening to front.

SHOWER ROOM

Shower cubicle with electric shower and tiled walls, low level wc, pedestal wash hand basin with mixer tap, heated towel rail, sash window with secondary glazing to rear.

EXTERNALLY

There is a communal courtyard which has sheltered and open aspects, bin store and further door leading to communal entrance hallway.

AGENTS NOTE

Tenure: Leasehold 999 years commenced 25th December 2016
Ground Rent: £50 p.a
Service Charge: £300 p.a
Council Tax Band: 'A' (£1,573.73 Payable)

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

