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2 Rowley Mews, Cam,
GL11 5NT

Asking Price
£155,000



PLEASANTLY SITUATED MODERN TWO BEDROOM GROUND FLOOR APARTMENT OFFERING SPACIOUS ACCOMMODATION, ENTRANCE HALL, LIVING ROOM, FITTED KITCHEN, DOUBLE AND SINGLE BEDROOMS, MODERN BATHROOM, DOUBLE GLAZING, ELECTRIC HEATING, PARKING AND COMMUNAL GARDEN. LEASEHOLD 125 YEARS FROM 1987. ENERGY RATING E

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DIRECTIONS

From Dursley town centre proceed north-west out of town on the A4135 (Kingshill Road) continuing straight across at the first and second mini roundabout. At the third roundabout take the last exit and proceed down the incline into Cam village. At the roundabout take the third exit into Chapel Street and continue for approximately 200m turning left into Rowley. Proceed for approximately 150m bearing right and Rowley Mews can be found on the right hand side. There is a parking area to the rear of the property under the arch.

DESCRIPTION

The property was constructed in the late 1980s as a purpose built modern block of apartments within a few minutes walk of Cam village centre. The property has been upgraded over recent years with the replacement of both the kitchen and bathroom and a number of modern thermostatically controlled electric heaters and fitted blinds to windows. Rowley Mews is run by its own management committee and the management company keep the property in a good state of repair with a regular maintenance review. There are just eight apartments in the block which are serviced by a modern clean entrance hall and lobby, neatly kept communal garden and parking area. Properties of this type within walking distance of the village centre rarely become available and we suggest viewing at your earliest opportunity.

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).

COMMUNAL ENTRANCE HALL

With glazed front door and communal entrance phone system leading to:

PRIVATE ENTRANCE HALL

Having laminate flooring, heating thermostat, Fischer thermostatic electric heater, airing cupboard housing hot water cylinder with immersion heater, entry phone system.

LIVING ROOM 4.51 x 3.90 (14'10" x 12'10")

With laminate flooring, two double glazed windows to rear with wooden slatted blinds, tv point, telephone point and two Fischer thermostatic electric heaters.

KITCHEN 3.27 x 2.26 (10'9" x 7'5")

Fitted with a modern range of wall and floor units with work surfaces over, composite one and half bowl sink unit, electric oven and hob with extractor hood over, plumbing for washing machine, space for tall standing fridge freezer, double glazed window to side with wooden slatted blinds.

BEDROOM ONE 3.95 x 2.68 (13'0" x 8'10")

With double glazed window to rear with wooden slatted blinds, laminate flooring, 'Sharp' fitted wardrobes.

BEDROOM TWO 2.95 x 2.04 (9'8" x 6'8")

With double glazed window to rear with slatted blinds, laminate flooring.

BATHROOM 2.17 x 2.17 (7'1" x 7'1")

Fitted with suite comprising panelled bath with Triton shower over, low level WC and pedestal wash hand basin, tiled splashbacks, extractor fan.

EXTERNALLY

The property has open plan shared front garden with archway and tarmac driveway leading under the building to the entrance door and bin stores. The driveway continues to the rear communal garden which is extensively laid to lawn with shrub, flower borders and parking for each unit

AGENTS NOTE

The property is Leasehold - 125 years commencing on 1st October 1987

Maintenance charges of £ 70 pcm covers general maintenance, buildings insurance, cleaning and electricity in the communal areas and also includes ground rent of approximately £ TBC per annum
Electric panelled radiator heating

Council Tax Band "A" (£1492.35 payable)

There is a no Pets policy.

Broadband TBC

Mobile phone signal TBC

VIEWINGS

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

