



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	85	A	A
<p>Very energy efficient - lower running costs</p> <p>(93-100) A</p> <p>(81-92) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82-90) A</p> <p>(61-81) B</p> <p>(39-60) C</p> <p>(15-40) D</p> <p>(10-14) E</p> <p>(1-10) F</p> <p>(0-10) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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.

8 Graham Edge, Dursley,  
GL11 4FJ

Price Guide  
£195,000



MODERN AND CONTEMPORARY LOWER GROUND FLOOR APARTMENT, OFFERING EXCEPTIONAL SPACE THROUGHOUT WITH OUTSTANDING VIEWS. THIS MODERN HOME IS PERFECT FOR ANYONE WANTING TO GET ON TO THE PROPERTY LADDER, HAVING A 125 YEAR LEASE WHICH COMMENCED IN 2020, HAVING ALLOCATED PARKING PLUS VISITORS PARKING. COMMUNAL HALLWAY, PRIVATE ENTRANCE HALLWAY, OPEN PLAN KITCHEN-LIVING AREA, TWO DOUBLE BEDROOMS, MODERN BATHROOM, IDEAL FIRST-TIME BUYER, INVESTMENT PROPERTY OR DOWNSIZE. ENERGY RATING B

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk



# 8 Graham Edge, Dursley, GL11 4FJ

## SITUATION

Situated in a tranquil neighbourhood, this property offers a peaceful retreat with views while still being close to local amenities within the town of Dursley and having exceptional transport links via the Cam Train Station and M4/M5 corridor. There are facilities including Sainsburys supermarket and a range of local traders along with post office, and doctors and dentists surgeries along with local Gyms and swimming pool, cafes and restaurants. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this flat in Graham Edge is sure to impress. Don't miss out on the chance to make this lovely property your new home. 8 Graham Edge is situated on this extremely popular development within walking distance of the town centre. Lister Road, the more recent development phase on this estate, is placed midway between Cam and Dursley centres. Cam having a growing range of facilities including: Tesco supermarket, local traders along with post office, and doctors and dentists surgeries. The village also has a choice of three primary schools. Dursley town, which is within walking distance offers a wider range of shopping facilities including: Sainsbury's supermarket and both primary and secondary schooling.

## DIRECTIONS

From Dursley town centre proceed past Sainsbury's supermarket along the A4135 and at the town hall and church, take the first exit on the roundabout onto Long Street and continue to the bottom of the incline, taking the left turning at the junction onto Drake Lane. Take the next turning on the left onto Lister Road and proceed 150 metres and take the right hand turning onto Graham Edge. Proceed a further 50 metres taking a right hand turn into a communal driveway and parking area, the property will be located on the right hand side and a pathway leads to the communal front door.

## DESCRIPTION

This charming property is located in the sought after area of Littlecombe, Dursley and boasts a modern design offering a fresh and inviting atmosphere. Upon entering the property the communal stairway leads to a private front door having a spacious hallway with ample storage, a large open plan living room and modern kitchen with built in appliances and views. There are two well-appointed double bedrooms, providing ample space for either a professional couple or small family. The flat includes a modern bathroom, and the decor throughout adds a touch of luxury to everyday living. Additionally, parking is available and bike store offering convenience on your doorstep, making this flat in Graham Edge a flat to envy.

## COMMUNAL ENTRANCE

Accessed via secure main communal entrance door with post box and meter cupboard, stairs to lower ground floor with access door to communal garden.

## THE 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 HALLWAY

Spacious entrance, radiator and two larger than average storage cupboards, one having radiator and leading to:

## OPEN PLAN KITCHEN/LIVING ROOM 7.01m max. x 3.96m max. (22'11" max. x 12'11" max.)

Larger than average and with fabulous views to the rear, this open plan area offers excellent living and entertaining space! Having a modern fitted kitchen with wall and base units with worktops over incorporating a sink and drainer and situated with a unique view of the initial lawn area and woodlands beyond, built in ceramic 4 ring hob with separate oven and extractor over, plumbing for washing machine, larder cupboard and space for fridge freezer. The living area offers an excellent social space with room for dining, having radiator and double glazed window with further views.

## BEDROOM ONE 4.35m x 3.33m (14'3" x 10'11" )

Having radiator, dual aspect double glazed windows to side and front.

## BEDROOM TWO 4.05m x 3.17m (13'3" x 10'4" )

Good sized double bedroom with radiator, double glazed window to front with view over lawned area.

## BATHROOM

Modern white suite comprising: Bath with shower tap over and shower screen, wc and wash basin, ladder radiator and double glazed window to side.

## EXTERNALLY

To the front of the building there is allocated parking for the property. There is an area incorporating a communal bin and bike store. The property is situated on the lower ground floor and feels self contained with access from the front communal hallway and additional access via a communal rear entrance door out on to a lawned area and pathway.

## 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.

## AGENT NOTES

Tenure: Leasehold  
Services: All mains services are believed to be connected  
Council Tax Band: B (£1235.81 payable).  
Restrictions/covenants: none aware of by vendor

Broadband: Fibre to the Premises / Fibre to the Cabinet / Asymmetric Digital Subscriber Line  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

Leasehold term: 125 years (121 years remaining).  
Service Charge: £43.95 + Buildings insurance: £9.25 Reviewed: Annually April - To Stonewater  
Ground rent: £0  
Fire regulations: Accessible in Communal lobby  
Cladding: To be confirmed via management pack

## AGENT NOTES - Staircasing

The property will be sold at 100% by Staircasing. Therefore the vendors share of the property and the share Stonewater currently own will be sold simultaneously to the buyer on completion.



Total floor area 71.9 sq.m. (773 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

