

2 Victoria Close, Dursley,
GL11 4GH

Asking Price
£49,000



40% Shared Ownership property through Guinness. This property is perfect for someone looking to get on the property ladder. Offering an affordable option to purchase a one bedroom flat near the centre of Dursley Town Centre. The property briefly comprises; entrance hall, Kitchen/Reception room, Double bedroom and bathroom. There is a car port providing parking for one car. EPC: C

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propertymark

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SITUATION

Situated in Victoria Close, the apartment is within walking distance of Dursley town centre with its range of facilities including Sainsburys supermarket, public library, swimming pool, doctors and dental surgeries, independent retailers and public houses. The town also benefits from both primary and secondary schools and Vale Hospital. The adjoining village of Cam has a Park and Ride railway station with regular services to Gloucester, Bristol and Cheltenham. Dursley is conveniently located for commuting throughout the south west via the A38 and M5/M4 motorway network.

DIRECTIONS

From Dursley town centre proceed South-east on Castle St turning left at the roundabout onto Long Street. Proceed to the end of Long Street and turn Right onto Victoria Close. The property will be found on the left hand side.

DESCRIPTION

This well-presented apartment was constructed as part of a shared ownership scheme with Guinness Housing Association. The current owners own 40% of the property and pay a rental on the other 60%. The apartments are well laid out and have attractive communal area and the property benefits from a car port. The apartment is located in the ground floor and has gas fired radiator central heating and double glazing throughout. The property has a pleasant private entrance hall with lounge/dining room/kitchen, double bedroom and bathroom/wc.

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).

ENTRANCE HALL

Having radiator, double glazed window, heating thermostat, intercom, storage cupboard, airing cupboard housing Worcester Bosch combination boiler.

KITCHEN/LIVING ROOM 5.28m x 3.45m (17'3" x 11'3")

Having a range of wall and base units with work top over, integral gas hob with electric over, tiled splash back, stainless steel sink with mixer tap, space and plumbing for washing machine, space for fridge freezer, two radiators and two double glazed windows.

BATHROOM

Having heated towel rail, low level WC, wash hand basin with pedestal, bath with shower over, part tiled wall, double glazed window.

BEDROOM 3.19m x 2.83m (10'5" x 9'3")

Having double glazed window and radiator.

EXTERNALLY

At the back of the property is an open car port providing parking for one vehicle, there is also access to a communal storage cupboard shared between four flats.

AGENT NOTE ONE

Tenure: Leasehold

There is a no pets policy in the building.

Services: All mains services are believed to be connected.

Council Tax Band: A (£1,573.73 payable).

Staircasing is available with no limitation.

For mobile signal and wireless broadband: Please see

www.checker.ofcom.org.uk for more information

Leasehold term: 99 years (82 years remaining). Lease extension

applied for to extend from 82 years to 172 years

Service Charge: £155.31 pcm Reviewed: Every April

There is no ground rent.

AGENTS NOTE TWO

£49,000 is for 40% Shared Ownership. £122,500 is full market value (100%).

Monthly rent of £170.57 for the 60% share owned by Guinness Partnership. Reviewed Annually in line with the Lease agreement.

Staircasing is available with no limitation.

Buyers have to pass the affordability assessment done by the mortgage broker at Guinness Partnership before they can purchase any of our property.

Other Criteria includes;

Must be at least 18 years old and resident in the UK.

Have a cumulative annual household income of less than £80,000.

Be first time buyers or if currently own a property, it must be in the process of selling.

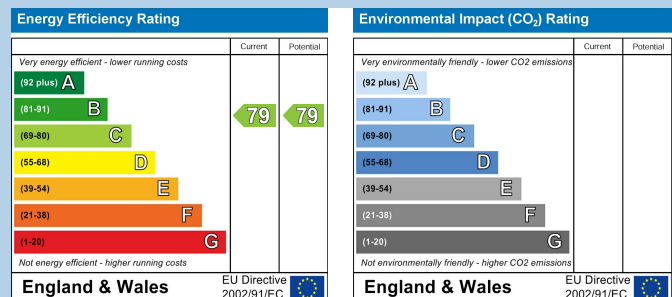
Be able to demonstrate good credit history.

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.



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.