

21 Little Quillet Court, Cam,  
GL11 5EX

Price Guide  
£105,000



Well presented first floor apartment for the over 60s with a modern feel throughout, having fabulous views of 'Cam Peak' and communal gardens. Private entrance hall, landing, living room, modern fitted kitchen, shower room, two bedrooms, communal lounge, laundry facilities, scheme manager, 24 hour alarm system, communal gardens and parking, 125 year lease commenced in 2017 - energy rating: D

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propertymark

# 21 Little Quillet Court, Cam, GL11 5EX

## SITUATION

This well presented two bedroom first floor apartment is superbly located within a few minutes walk of Cam village centre. The village offers a growing range of facilities including: Tesco supermarket, chemist, newsagents and other independent retailers, together with doctors and dentist surgeries, there is a bus service which runs to Dursley town centre which is approximately one mile distance and has a wide range of facilities including: Sainsbury's supermarket, independent shops, library, swimming pool and community centre/sports hall, there are bowling clubs in both Cam and Dursley and an eighteen hole golf course at Stinchcombe Hill. Cam also has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the National Rail network. Little Quillet Court is well placed for travel throughout the south west via the nearby A38 and M5/M4 motorway network.

## DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 Kingshill Road, continue across the first and second mini roundabouts and at the third mini roundabout bear right, proceed down the incline taking the first turning on the left into Manor Avenue and the car park for Little Quillet Court will be seen on the left hand side. To the right of the footpath leading into the site there is a map which shows the location of number 21.

## DESCRIPTION

This well presented apartment for the over 60s has been lovingly upgraded by the current owner, having good size lounge with views over the well kept communal gardens and modern fitted kitchen with fabulous views towards Cam Peak. There are two bedrooms and spacious shower room. Double glazing throughout and door entry phone system. Further facilities of Little Quillet Court include: communal parking, laundry facilities, lounge and drying areas and the complex has a part time Scheme Manager with 24 hour alarm system for additional peace of mind.

## 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 HALLWAY

Having UPVC front door with double glazed side screen, useful built in cupboard offering storage and space for hanging coats. Stairs lead to the first floor landing.

## LANDING

Spacious and bright with good size storage cupboard and loft access.

## LOUNGE 4.48 x 3.01

Having night storage heater and double glazed window to front with views across the complex and over the well kept communal gardens.

## KITCHEN 2.79m x 2.30m (9'1" x 7'6")

Fitted kitchen with wall and base units, having pull out space saving unit within, worktop over with matching upstands, and stainless steel sink and drainer perfectly positioned for views from the double glazed window across to 'Cam Peak'. Space for freestanding oven with extractor over and freestanding fridge/freezer, plumbing for washing machine. Glazed inner door leads to lounge.

## BEDROOM ONE 3.24m x 2.95m (10'7" x 9'8")

Having night storage heater, built in cupboard for storage and double glazed window to front offering views across the complex and over the beautifully kept communal gardens.

## BEDROOM TWO 2.50 x 2.17

Having night storage heater and double glazed window with views towards 'Cam Peak'.

## SHOWER ROOM

Having modern suite comprising: w/c, pedestal wash basin, shower cubicle with electric shower and clad surround. Ladder radiator, airing cupboard and double glazed window.

## EXTERNALLY

Having communal areas to sit and enjoy with well stocked borders, shrubs, trees and lawn areas.

## AGENT NOTES

Tenure: Leasehold

Services: All main services are believed to be connected  
Council Tax Band: 'B' £1,741.06 payable..

Restrictions/covenants: Over 60 years of age

Broadband: Overhead/underground wire (not fibre)

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 (119 years remaining).

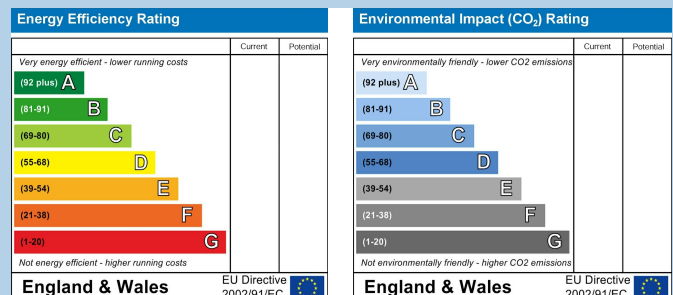
Service Charge including Ground Rent: £224.53 Reviewed: April 2025

## VIEWING

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

## 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.



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