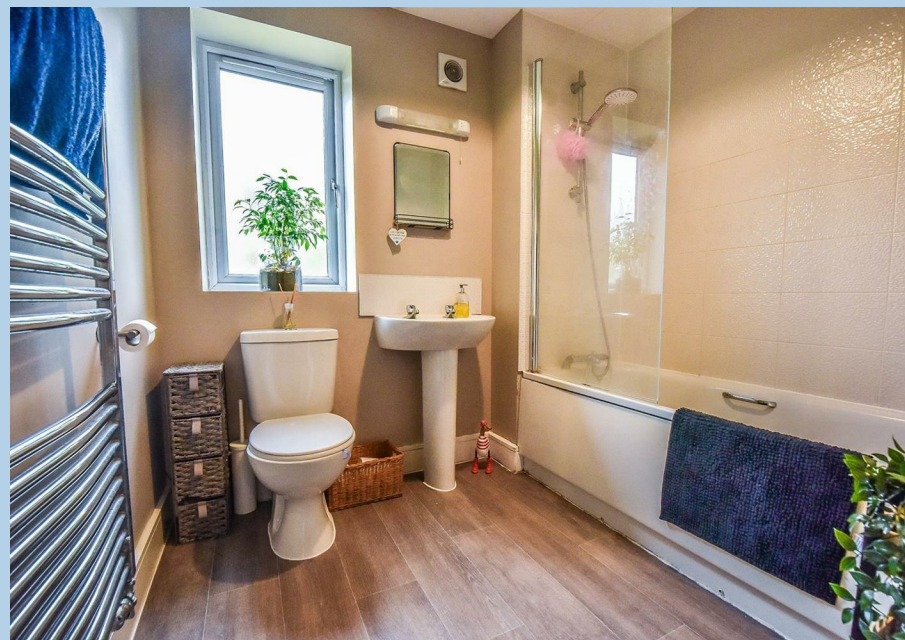


MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements 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.

12 Graham Edge, Dursley,
GL11 4FJ

Price Guide
£195,000



MODERN AND CONTEMPORARY GROUND FLOOR APARTMENT WITH LOVELY VIEWS TO REAR, ALLOCATED PARKING FOR ONE VEHICLE PLUS VISITORS PARKING, POPULAR DEVELOPMENT WITHIN SHORT WALK OF TOWN CENTRE, 125 YEAR LEASE WHICH COMMENCED IN 2020, COMMUNAL HALLWAY WITH INTERCOM SYSTEM, PRIVATE ENTRANCE HALLWAY, OPEN PLAN KITCHEN-LIVING AREA, TWO DOUBLE BEDROOMS, MODERN BATHROOM, IDEAL FIRST-TIME BUYER, INVESTMENT PROPERTY OR DOWNSIZE. ENERGY RATING B

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12 Graham Edge, Dursley, GL11 4FJ

SITUATION

12 Graham Edge is situated on this extremely popular development within walking distance of the town centre. Dursley town, which is less than half a mile distance, offers a wider range of shopping facilities including Sainsbury's supermarket and both primary and secondary schooling. The Littlecombe development is in the course of construction and the River Ewelme runs through the centre of the development, and is the focal point with walkways and bridges along with play areas. The village of Cam is less than 1.5 miles and has a growing range of facilities including Tesco supermarket and a range of local traders along with Post Office, doctors and dentists. The village also has a choice of three primary schools.

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 ground floor apartment is located in the sought after area of Littlecombe. Upon entering the property, a short level walk leads to a private front door having a spacious hallway with ample storage, a large open plan living room and modern kitchen and views. There are two well appointed double bedrooms, providing ample space for either a professional couple or small family. The flat includes allocated parking for one, visitors parking and bike store.

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).

COMMUNAL ENTRANCE HALLWAY

PRIVATE ENTRANCE HALLWAY

Front door, entry com system, two storage cupboards, radiator.

KITCHEN/LOUNGE/DINER 7.03m x 3.96m (23'0" x 12'11")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, stainless steel sink and drainer, space for tall standing fridge freezer, space and plumbing for washing machine, electric oven and hob with hood over, gas boiler in cupboard, two double glazed windows to rear, two radiators.

BEDROOM ONE 4.33m x 3.33m (14'2" x 10'11")

Double glazed window to side and front, radiator.

BEDROOM TWO 4.05m x 3.20m (13'3" x 10'5")

Double glazed window to front, radiator.

BATHROOM

Bath with shower off tap, low level WC, wash hand basin with pedestal, double glazed window to side, heated towel rail.

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 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.

AGENTS NOTE

Services: All mains services are understood to be connected. There is a water meter.



Tenure: Leasehold.

Leasehold term: 125 years (121 years remaining).

Service Charge: £48.68 PCM To Stonewater

Ground rent: £0

Fire regulations: Accessible in Communal lobby

Cladding: To be confirmed via management pack

Council Tax Band: B

Outstanding balance of 10 year builders warranty.

All mains services are believed to be connected.

Broadband: Asymmetric Digital Subscriber Line

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.



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.

