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Flat 1a 27 High Street, Cam,
GL11 5LA

Price Guide
£99,000



MODERN CONVERTED ONE BEDROOM STUDIO APARTMENT SITUATED IN CAM VILLAGE CENTRE, IDEAL INVESTMENT OPPORTUNITY/FIRST TIME BUYER PROPERTY! COMPRISING: OPEN PLAN LIVING ROOM AND KITCHEN AREA WITH AMPLE WORKTOP SPACE, DOUBLE BEDROOM, SPACIOUS SHOWER ROOM, AIR CONDITIONING HEATING, ON STREET PARKING. IDEAL INVESTMENT OPPORTUNITY/FIRST TIME BUYER PROPERTY. MUST BE SEEN TO BE TRULY APPRECIATED. COUNCIL TAX BAND: A. ENERGY RATING: C

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



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SITUATION

This ground floor apartment is situated in a prominent position in this modern building in the centre of Cam within walking distance of a range of facilities including Tesco supermarket, post office, chemist, independent retailers, café/restaurant, doctors and dentist surgeries. The property is also well placed for a range of country walks having fields and footpaths within close proximity. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network. Dursley town has a wider range of facilities including Sainsbury's supermarket, swimming pool, sports hall and Rednock Comprehensive School. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and adjoining M5/M4 motorway network.

DIRECTIONS

If travelling from Dursley proceed out of town on the A4135 Kingshill Road in a north easterly direction, continue for approximately one and a half miles into Cam village centre and at the roundabout take the first exit into Cam High Street, signposted Gloucester, proceed for approximately 150m and the property will be found on the left hand side.

DESCRIPTION

This well laid out cosy ground floor apartment is situated in the centre of Cam and was constructed by the previous owner into a modern one bedroom apartment. Lovingly maintained by the current owner and with a long term lease the apartment is ideal for both first time buyers or as a buy to let and must be seen to be fully appreciated. Comprising; open plan living room with kitchen area having ample worktop space and room for appliances, double bedroom, spacious shower room with storage, air conditioning with both heating & cooling.

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).

LIVING ROOM/KITCHEN 5.0m x 4.35m (16'4" x 14'3")

This unique space offers a well balanced living space for entertaining and lounging with practical air conditioning heat pump system providing both heating and cooling facility. The attractive double glazed window to front provides ample light throughout along with wooden double glazed front door. A range of wall and base units with ample worktop with privacy up-stand from lounge provides a good size kitchen space with built in oven, four ring hob and extractor fan over, along with plumbing and space for washing machine and space for fridge freezer and leads to :

BEDROOM 3.06m x 2.6m (10'0" x 8'6")

Double room with space for storage, having opening to provide natural light and with the additional of lighting and sockets.

SHOWER ROOM

Having vanity wash hand basin, low level WC, built in shelving and shower cubicle with electric shower.

AGENTS NOTE

Tenure: Leasehold 999 years from 2006 with 980 years remaining.
Leasehold covenants apply, further information will be available on request.
Council Tax Band: 'A'
Heating: Air source heat pump/air conditioning unit.
Management Charge: £573.75 per annum payable to the management company Indigo Management. Reviewed annually on 1st January.
Broadband: Fibre to the Premises
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.

