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Flat 5, Mason Court Marybrook Street,  
Berkeley, GL13 9AA

Asking Price  
**£215,000**



TWO BEDROOM MAISONETTE, SITUATED ON MARYBROOK STREET. THIS CHARMING TWO BEDROOM MAISONETTE OFFERS SPACIOUS LIVING JUST MOMENTS FROM BERKELEY TOWN CENTRE. FEATURES INCLUDE A BRIGHT RECEPTION ROOM, GENEROUSLY SIZED BEDROOMS, A MODERN BATHROOM AND THE RARE BENEFIT OF OFF-STREET PARKING. IDEAL FOR FIRST-TIME BUYERS OR INVESTORS, THIS WELL-LOCATED HOME COMBINES COMFORT, CONVENIENCE AND STRONG LOCAL AMENITIES.  
EPC: C

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk





# Flat 5, Mason Court Marybrook Street, Berkeley, GL13 9AA

## SITUATION

This property is located off the historic road of Marybrook Street in Berkeley, and is within a short level walking distance of the town centre. The town of Berkeley is famous for its Castle and Jenner Museum and has a most attractive High Street with a good range of local retailers along with primary school. The town is situated in the Berkeley Vale, which provides a range of country walks including the nearby Deer Park and Cattle Country. The larger towns of Dursley, Thornbury and Wotton-under-Edge have secondary schooling along with a wider range of recreational facilities. Travelling to the larger centres of Bristol, Gloucester and Cheltenham is made accessible via the A38 and M5/M4 motorway network. The nearby village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

## DIRECTIONS

Berkeley is approached via the A38 on the west side of the M5 between Gloucester and Bristol. From the A38 proceed towards the town centre on the B4066, take the first exit signposted Berkeley and continue, passing the Castle on your left hand side and continue into the town. Follow the road past the central reservation as it takes a sharp right onto Marybrook Street, continue to the car park on your right and take the turning on the left hand side on School Lane and Mason Court is to your left, on the corner of the road. Parking for the property is in School Lane at the rear of the complex.

## DESCRIPTION

This charming two bedroom maisonette is situated on Marybrook Street offers spacious living just moments from Berkeley town centre. The accommodation includes a bright reception room, generously sized bedrooms, a modern bathroom and the rare benefit of off-street parking. It would be ideal for first-time buyers or investors as this well located home combines comfort, convenience and strong local amenities.

## ON THE GROUND FLOOR

## ENTRANCE HALL

Glazed front door, radiator and double glazed window.

## LOUNGE 5.31m x 3.88m (17'5" x 12'8")

Two double glazed windows, two radiators, stairs to first floor.

## KITCHEN 4.29m x 1.98m (14'0" x 6'5")

Double glazed window, range of wall and base units and work surfaces, space for washing machine, electric oven and hob, extractor hood, sink with mixer tap, space for fridge freezer, integrated dishwasher, understairs cupboard.

## ON THE FIRST FLOOR

## LANDING

Radiator, access to loft space, built-in airing cupboard.

## BEDROOM ONE 3.90m x 3.37m (12'9" x 11'0")

Radiator, two double glazed windows, built-in wardrobe.

## BEDROOM TWO 3.40m x 1.97m (11'1" x 6'5")

Radiator, double glazed window.

## BATHROOM

Suite comprising bath with dual shower, vanity wash hand basin, low level WC, radiator, double glazed window, extractor, inset spot lights, part tiled wall, tiled floor.

## EXTERNALLY

Two allocated parking spaces at the rear with communal garden.

## AGENT NOTES

Tenure: Leasehold

Services: All mains services are believed to be connected  
Council Tax Band: 'B'

Broadband: Fibre to the Cabinet

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information



Leasehold term: 999 years (966 years remaining).  
Service Charge: £96.55 pcm to Hillcrest Management Company. Reviewed: Annually. Covers building insurance, ground rent and management of communal areas.  
Ground rent: £25 P.A included in the management fee.

## 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.

