

13 Little Quillet Court, Cam,
GL11 5EX

Price

£88,000



OFFERED WITH NO ONWARD CHAIN
IMMACULATELY PRESENTED FIRST FLOOR APRTMENT - PRIVATE ENTRANCE HALL
WITH STAIRLIFT
POPULAR DEVELOPMENT FOR OVER 60s
LOVELY VIEWS ACROSS WELL KEPT COMMUNAL GARDENS AND SURROUNDINGS
LIVING ROOM - WELL FITTED KITCHEN (APPLIANCES INCLUDED)
TWO BEDROOMS - BATHROOM/WC - COMMUNAL LOUNGE - LAUNDRY FACILITIES
SCHEME MANAGER - 24 HOUR ALARM SYSTEM - COMMUNAL PARKING AND GARDENS
NEW LEASE 2012 FOR 99 YEARS - EPC: D

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DESCRIPTION

This well presented first floor apartment is situated in one of the best locations on the development being the Scheme Managers residence for many years. The current owners have occupied the apartment for four years and in that time have enhanced the property further presenting a beautiful apartment that is ready to just move your furniture into. The accommodation briefly comprises a private entrance hall, living room with pleasant views, fitted kitchen with the benefit of all appliances, two bedrooms and a smart bathroom. There are communal gardens, 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, cavity wall insulation, uPVC double glazed windows and door add extra comfort to this apartment.

SITUATION

This immaculately presented two bedroomed first floor apartment is 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 dental surgeries. There is a bus service which runs to Dursley town centre which is approximately one mile distant which has a wide range of facilities including Sainsburys supermarket, independent shops, library, swimming pool/The Pulse gym and community centre/sports hall. There are bowling clubs in both Cam and Dursley together with an 18 hole golf course at Stinchcombe Hill. Cam also has a Park and Ride railway station with regular services to Gloucester and Bristol with 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 two mini roundabouts and at the third 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.

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).

ON THE GROUND FLOOR

ENTRANCE HALL

Having uPVC double glazed door and side screen with vertical blind, useful storage cupboard, power point, coat hook and stairs to first floor with Stairlift.

ON THE FIRST FLOOR

LANDING

With night storage heater, entry phone system, partially shelved large storage cupboard. Access to insulated roof

space.

LOUNGE 4.53m x 3.17m (14'10" x 10'5")

With uPVC double glazed window to front with vertical blinds offering lovely views across the well kept communal gardens, night storage heater, pull cord, tv and telephone point.

KITCHEN 2.79m x 2.29m (9'2" x 7'6")

Extensively fitted with a range of wall and floor units with work surfaces over, stainless steel sink unit, 'New World' electric fan assisted double oven with glass splashback and 'High Range' extractor, 'Candy' washing machine, 'Statesman' fridge/freezer, 'Dimplex' electric wall mounted fan heater, pull cord, uPVC double glazed window to rear with blind and having a pleasant view across the grounds, tiled splashbacks, vinyl cushion wood effect floor covering.

BEDROOM ONE 3.32m x 2.96m (10'11" x 9'9")

With uPVC double glazed window to front with vertical blind and pleasant views, deep over stair storage cupboard with shelving and hooks, pull cord, night storage heater.

BEDROOM TWO 2.51m x 2.18m (8'3" x 7'2")

With uPVC double glazed window to rear.

BATHROOM 2.34m x 2.05m (7'8" x 6'9")

Fitted with white suite comprising panelled bath with 'Mira' shower over, pedestal wash-hand basin and low level wc, tiled splashbacks, cushion vinyl wood effect floor covering, ladder radiator, pull cord, double glazed window with blind, shelved airing cupboard with insulated hot water cylinder with immersion heater.

EXTERNALLY

There are pleasant communal gardens, parking area and drying area.

AGENTS NOTE 1

Mains electricity, water and drainage are believed to be connected to the property. The property is on a 99 year lease which commenced in 2012.

There is a monthly Service Charge of £182.41.

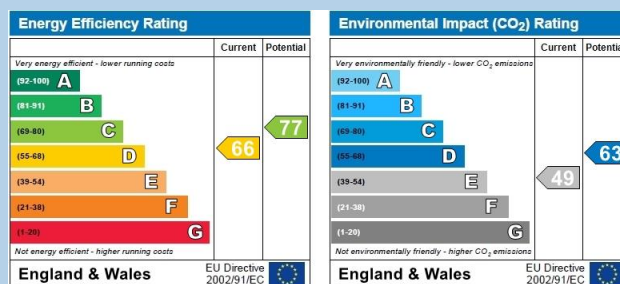
Council Tax Band: A - £1158.40 payable.

AGENTS NOTE 2

The property is available for over 60s who must be retired or semi-retired. Also subject to meeting the Scheme Manager.

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.