



Alexandra Close, Dursley GL11 4GN
£159,995



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• Two bedroom apartment • Open plan living with balcony • Master with en-suite shower room • One allocated parking space • Close to local amenities • Annual service charge approximately £2,574.00 - reviewed annually by RMG • Ground rent approximately £125.00 twice yearly running April to March - this is reviewed annually and paid to Landmark Collections on behalf of Adriatic Land 3 Limited • Leasehold - 125 years from September 2011 - 111 years remaining to October 2135 • Council tax band A (£1,492.35) • EPC rating B81



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

01453 827640

stonehouse@naylorpowell.com

www.naylorpowell.com

£159,995

Entrance Hall

uPVC door to entrance hall. Access to accommodation. Two storage cupboards. Radiator.

Open Plan Living Space

uPVC double-glazed window to rear and side elevation and double-glazed French doors to balcony. Range of wall and base units with appliances to include stainless steel sink with mixer tap and drainer, four ring gas hob, electric oven and integrated washing machine. Space for freestanding fridge/freezer. Two radiators.

Bedroom One

uPVC double-glazed window to side elevation. Access to en-suite shower room. Radiator.

En-Suite Shower Room

Low-level WC, wash hand basin and shower cubicle. Radiator.

Bedroom Two

uPVC double-glazed window. Radiator.

Bathroom

Low level WC, wash hand basin and bath with hand held shower. Radiator.

Outside

To the front of the property there are communal garden spaces with an array of greenery and shrubs. There is one allocated parking space within the communal car park. The building benefits from a communal brick bin shed and brick bike shed.

Location

The property is situated in the market town of Dursley. Its direct links to the M5 motorway makes it easily accessible for commuting to Gloucester, Cheltenham, Bristol and London. Cam and Dursley train station is less than two miles away. Dursley offers a good variety of shopping, educational and recreational facilities including a swimming pool, sports centre, excellent Primary and Secondary Schools and a wide range of amenities.

Material Information

Tenure: Leasehold - 125 years with 111 years remaining until October 2135.

Council tax band: A.

Local authority and rates: Stroud District Council - £1,492.35 (2024/25).

Ground rent: approximately £125.00 twice yearly running April to March. This is reviewed annually and paid to Landmark Collections on behalf of Adriatic Land 3 Limited. Service charge: approximately £2,574.00 per annum. This is reviewed annually.

Management company: RMG.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

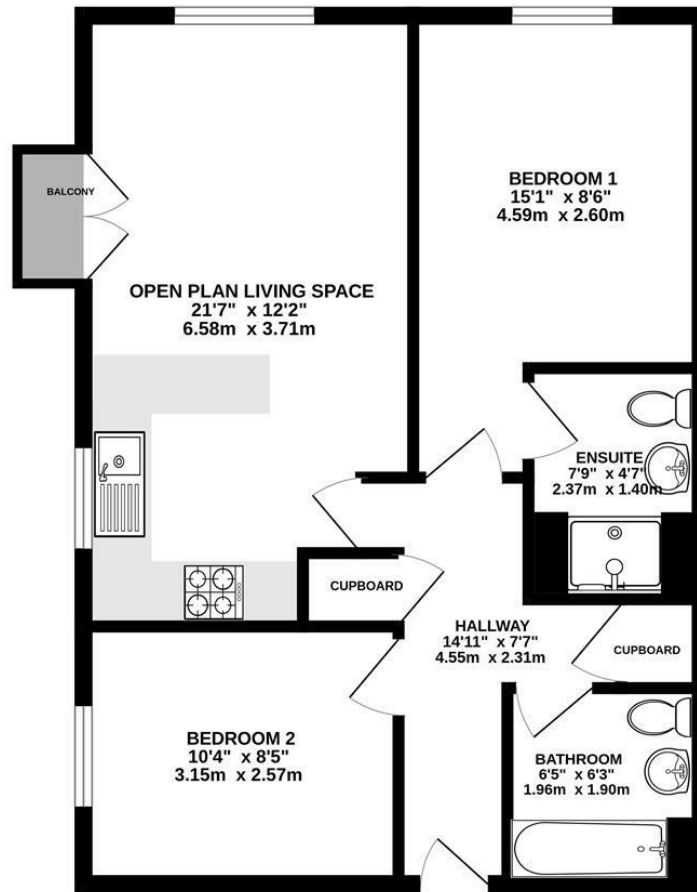
Heating: gas central heating.

Broadband speed: 13 Mbps (basic) and 80 Mbps (superfast).

Mobile phone coverage: EE (Limited), Three (Limited), O2 and Vodafone.



GROUND FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

