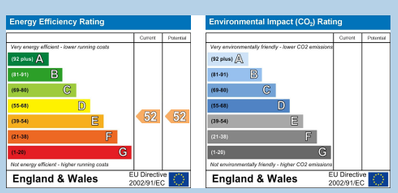
Bennett Jones
PARTNERSHIP

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS







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15F Long Street, Dursley, GL11 4HL

Price Guide
£95,000



CONVERTED ONE BEDROOM GROUND FLOOR APARTMENT IN GRADE II LISTED BUILDING, NO ONWARD CHAIN, SPACIOUS OPEN PLAN LIVING/DINING ROOM, SEPARATE KITCHEN, BATHROOM, DOUBLE BEDROOM, COMMUNAL COURTYARD WITH BIKE STORE, MOMENTS WALK FROM DURSLEY TOWN CENTRE, ELECTRIC HEATING.
ENERGY RATING: E.

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The Property Ombudsman
propertymark

15F Long Street, Dursley, GL11 4HL

SITUATION

This ground floor apartment is situated in the heart of Dursley town centre and abuts the Old Bell Hotel building. The property is situated on Long Street, which is a moments walk from the town centre. The town has a range of amenities which include independent retailers, supermarkets, doctors and dentist surgeries, swimming pool, library along with comprehensive and primary schooling. The adjoining village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the national rail network. Dursley is also conveniently situated for commuting throughout the South West via the A38 and M5/M4 motorway network.

DIRECTIONS

On entering Dursley town centre with Sainsbury's supermarket on the left hand side, continue through the town until the pedestrian crossing with Dursley Town Hall on your right hand side. At the next roundabout take the first exit onto Long Street and the property can be located shortly on the left hand side. There is a communal entrance hall leading to the communal courtyard, the entrance door for 15F will be found on the right hand side.

DESCRIPTION

This property forms one of a number of flats in this converted Grade II listed building, converted over 10 years ago. Offered to the market with no onward chain, the property is accessed via communal courtyard with bike store located at the rear of the building. The flat has electric heating, double glazing and character with exposed stone walls, window seats and wooden beams overhead. The property briefly comprises; living/dining room, double bedroom, kitchen with store/utility room and bathroom.

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/DINING ROOM 5.57m (max) x 4/73m (max) (18'3" (max) x 13'1"/239'6" (max))

Double glazed window and wooden door to front, electric radiator, inset ceiling spotlights.

KITCHEN 4.93m x 1.67m (16'2" x 5'5")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, electric radiator, under counter space for fridge, electric oven and hob, composite sink and drainer, double glazed window to front, inset ceiling spotlights, large storage cupboard with space and plumbing for washing machine and water cylinder.

BATHROOM

Small bath with electric shower, wall mounted wash hand basin, low level wc, electric heated towel rail, double glazed window to front.

BEDROOM 5.59m narrowing to 4.06m x 2.55m (18'4" narrowing to 13'3" x 8'4")

Electric radiator, double glazed window to front.

EXTERNALLY

Accessible by foot from Long Street, a communal door leads into the communal hallway. Through the rear door leads to the communal courtyard.

AGENTS NOTE

Tenure: Leasehold (999 years commenced 25th December 2016).
Mains electricity, drainage and water are believed to be connected. Electric heating.
Council Tax Band: A.
Property subject to probate which has been granted.
The property is Grade II listed.
No pets without written consent from the Landlord of the building.
The property is within a Conservation area.
Service Charge: £400.00 for the year 2025/2026.
Ground rent: £50. Reviewed: Every 20 years.
Broadband: The sellers are unaware of the broadband arrangement and a prospective buyer should seek advice in this respect.
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.

