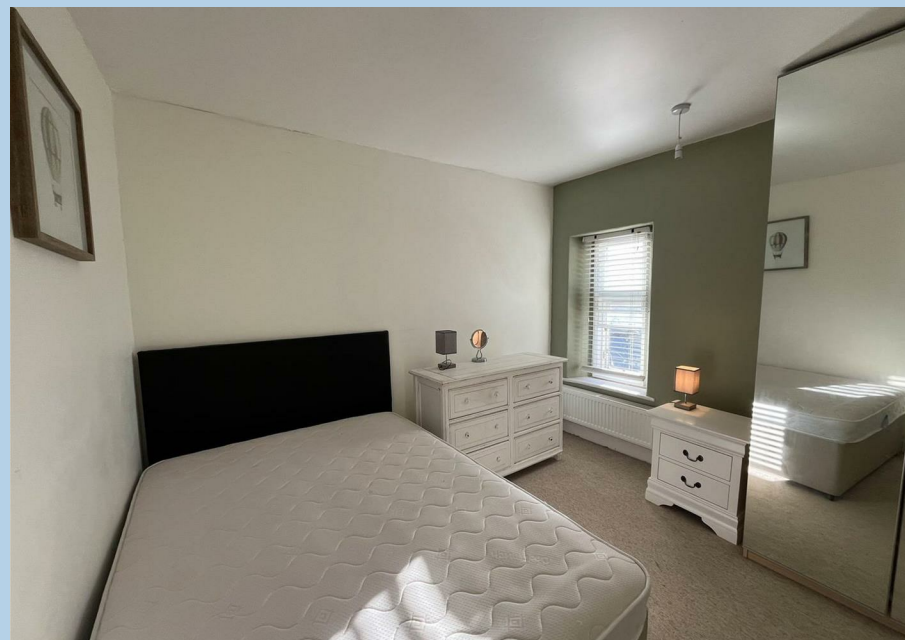


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16a Market Place, Berkeley,
GL13 9BB

Price Guide
£245,000



FORMER BANK RENOVATED TO MAKE A MODERN AND SPACIOUS FIRST FLOOR APARTMENT IN THE TOWN CENTRE, PRIVATE COURTYARD AND PARKING. THE ACCOMMODATION INCLUDES: ENTRANCE HALLWAY, A LARGE OPEN PLAN KITCHEN/DINER, INNER HALLWAY LEADING TO LOUNGE, BATHROOM WITH SEPARATE SHOWER AND BATH, AND TWO GENEROUS DOUBLE BEDROOMS. THE PROPERTY ALSO BENEFITS FROM A LARGE LOFT SPACE, COURTYARD GARDEN AND GAS CENTRAL HEATING.

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16a Market Place, Berkeley, GL13 9BB

SITUATION

This spacious apartment is situated in the heart of Berkeley town centre. The town is famous for its Jenner Museum and Castle and provides a number of local retailers along with primary school. Close at hand are a number of country walks including the Deer Park and the adjoining Berkeley Vale countryside. The larger centres of Dursley, Wotton-under-Edge and Thornbury have secondary schooling along with a wider range of shopping and recreational facilities. Travelling to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network.

DIRECTIONS

Berkeley is approached from the A38 on the west side of the M5 between Gloucester and Bristol. From the A38 proceed towards the town centre on the B4066. Continue straight across at the roundabout passing Berkeley Castle on the left hand side. Proceed for approximately 300m and as the road bears to the right the property can be found on the corner with walled courtyard and black wooden gate allowing access.

DESCRIPTION

This attractive and unique former bank has been split with the first floor area having been renovated by the current owner to make a large and stylish apartment. Offering exceptional space throughout and having enclosed and private courtyard garden along with off street parking. The apartment comprises: Entrance hallway, modern and open plan kitchen/dining room with cupboard space and rear access. The inner hallway leads through the property to the cosy lounge, spacious bathroom with bath and separate shower cubicle and two good sized bedrooms. The loft has access to large space with potential. Externally, the property is accessed via external steps leading from the enclosed walled courtyard with rear gate to parking area. Gas central heating, EPC E, Council Tax band B. This property must be seen to be fully appreciated and is offered with NO ONWARD CHAIN.

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).

ENTRANCE HALLWAY

This welcoming entrance has two built in cupboards offering good storage space and and airing cupboard and radiator. Loft access provides ample loft space with potential to improve and renovate subject to permissions.

KITCHEN/DINING ROOM 4.86m x 3.71m (15'11" x 12'2")

Having an array of modern wall and base units with pullout carousel and worktop over and breakfast bar incorporating a stainless steel sink and drainer, built in dishwasher, oven range with five ring gas burners with oven below. space for fridge freezer, and dual aspect windows to side and rear offering ample light throughout. A small inner hallway houses a good size cupboard for storage and leads to the rear door giving rear access with 'right of way' via metal steps to parking area.

LOUNGE 4.39x m x 3.30m (14'4"x m x 10'9")

Having window to front side and radiator.

BATHROOM

Spacious with rolltop bath, washbasin , WC and separate shower cubicle with mains shower and screen, tiled flooring and partially tiled walls, ladder radiator and loft access and windows to rear.

BEDROOM ONE 4.16m x 3.26m max (13'7" x 10'8" max)

Having window to front, built in cupboard and wardrobe.

BEDROOM TWO 3.17m x 2.86m (10'4" x 9'4")

Window to front and radiator.

LOFT

Loft space has potential for renovation subject to consents.

EXTERNALLY

The property is accessed via a black wooden gate leading into an enclosed courtyard area with several trees and low level borders and edged by high walling, a rear gate provides access to a parking area. A storage area houses the utility meters, which can be accessed from the front. or side.

AGENT NOTES

Tenure: Leasehold

Services: All mains services are believed to be provided

Council Tax Band: B

Listed: Grade II

Leasehold term: 125 years (114 years remaining).

Leaseholder is liable for 20% of maintenance cost of the building

Ground rent: £60 paid quarterly

Insurance £10 per month

Broadband: Fibre to the Premises / Fibre to the Cabinet / Asymmetric Digital Subscriber Line

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.

