

# HUNTERS®

HERE TO GET *you* THERE



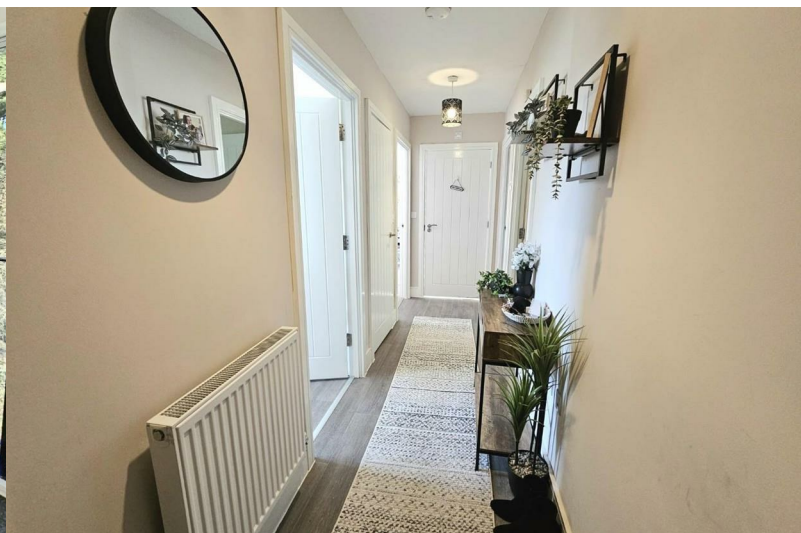
12 Ashton Lane

Dursley, GL11 4FG

£235,000



Council Tax: B



# 12 Ashton Lane

Dursley, GL11 4FG

£235,000



## Communal Entrance Hallway

With stairs or lift to the apartment.

## Entrance Hallway

Front door leading to the hallway, LVT flooring, radiator, storage cupboard, further storage cupboard with radiator and shelving, doors to;

## Fitted Kitchen

12'11 x 13'5 (3.94m x 4.09m)

Window to rear aspect with views, LVT flooring, fitted with a range of wall and base units with work-surfaces, oven with gas hob and extractor over, stainless steel sink unit with mixer tap, space for washing machine, space for fridge/freezer, cupboard with Ideal gas boiler.

## Lounge/Dining Room

12'11 x 13'5 (3.94m x 4.09m)

French doors leading to the balcony/terrace area, two radiators.

## Bedroom

11'3 x 9'6 (3.43m x 2.90m)

Window to rear aspect with views, radiator.

## Bedroom

11'3 x 9' min x 17'5 to doorway (3.43m x 2.74m min x 5.31m to doorway)

Floor to ceiling window to front with open aspect views, mirror fronted wardrobes, radiator, door to;

## En-Suite Shower Room

Wash hand basin, wc, shower cubicle, radiator.

## Bathroom

Window to side aspect, bath, wc, wash hand basin with mixer tap, part tiled walls, radiator.

## Outside

The apartment has covered allocated parking for one car, with allocated bike/bin storage area.

## Agents Notes

The property has the remainder of a 999 year lease which commenced 2021. An Annual Service Charge of approx. £2,226.05 and Estate Management Charge of approx. £218.36 will apply.

## Anti-Money Laundering (AML) Compliance

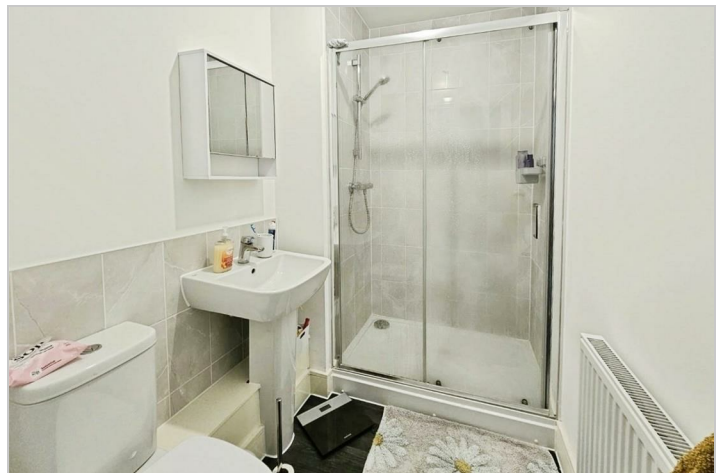
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

Beautifully presented, we are delighted to market this luxury apartment found on the very popular location of Littlecombe, with a lovely tree lined aspect to the front. With lift facilities and stairs, the apartment is situated on the top floor, with entrance leading into the apartment offering a fitted kitchen with window overlooking the rear of the apartment. The lounge/dining room with balcony/terrace has a lovely tree lined aspect. A generous hallway with two fitted cupboards leads to two double bedrooms with bedroom one having an en-suite shower room and fitted mirror fronted wardrobes. There is also a further family bathroom. Outside the apartment has private parking for one car with a handy storage/bin area.

Ashton Lane can be found on the very popular development of Littlecombe situated within walking distance of the market town of Dursley with its full range of local amenities including independent shops, swimming pool, gym and cafes to name but a few.

There are excellent commuting links to the larger centres of Bristol, Gloucester and Cheltenham via the A38 and M5 Motorway, together with a mainline train station at Box Road, Cam making this an ideal position with beautiful walks and rides close by along the Cotswold Way.

- Luxury Top Floor Apartment with Lovely Aspect to the Front
- Communal Entrance Hallway with Lift and Stairs to the Apartment
- Apartment Entrance Hallway with Storage Cupboards
- Lounge with French Doors to the Balcony/Terrace Area
- Fitted Kitchen
- Main Bedroom with En-Suite Shower Room
- Further Double Bedroom and Family Bathroom
- Covered Parking for One Car with Allocated Bike/Bin Storage Area
- Viewing Essential



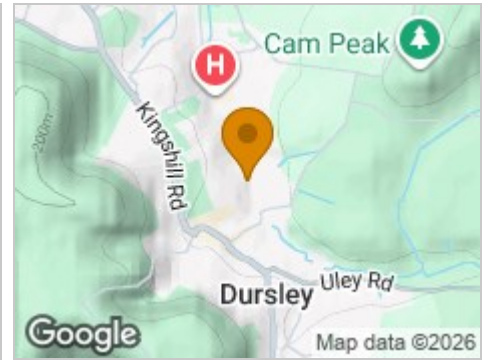
### Road Map



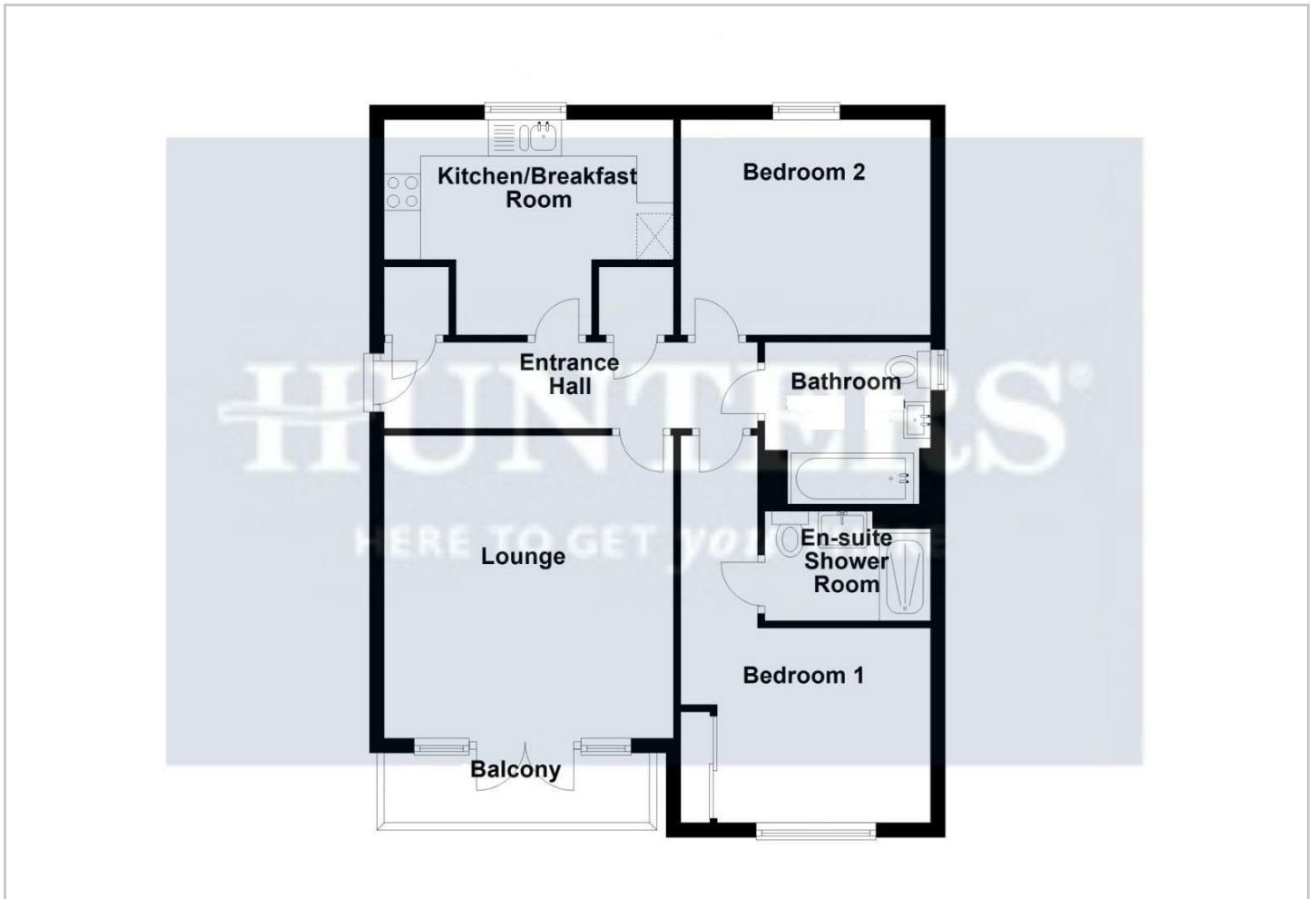
### Hybrid Map



### Terrain Map



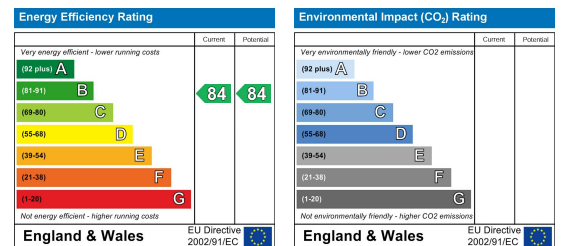
### Floor Plan



### Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.