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16b Market Place, Berkeley,
GL13 9BB

Price Guide
£220,000



FORMER BANK HAVING BEEN RENOVATED TO MAKE A MODERN AND SPACIOUS FIRST FLOOR APARTMENT LOCATED IN THE HEART OF BERKELEY, FEATURING WELL LAID OUT ACCOMMODATION THROUGHOUT AND COMPRISING: ENTRANCE HALLWAY, LEADING TO OPEN PLAN KITCHEN-LIVING ROOM, BATHROOM, AND TWO BEDROOMS AND EXTERNAL BALCONY EPC D

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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 the old bank is located on the right hand side. Access to the first floor is via metal steps at the rear of the building.

DESCRIPTION

This attractive and unique former bank has been been split with the first floor area having been renovated by the current owner to make a versatile and modern apartment. Accessed at the rear of the building via metal steps to a small balcony area and the main front door, the apartment comprises: entrance hallway, modern and open plan kitchen incorporating a good size lounge area, two double bedrooms and bathroom. The loft has access to a good size space. Externally, a small balcony area allows for outside entertaining, 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

Leading to built in cupboard, alcove and provides access to loft space.

OPEN PLAN KITCHEN/LOUNGE

KITCHEN AREA 4.16m x 2.65m (13'7" x 8'8")

Modern and sleek cooking space with an array of built in wall and base units with worktop over and incorporating sink and drainer, built in fridge/freezer, microwave, ceramic four ring hob and oven with extract over, built in dishwasher and washing machine. useful breakfast bar area leads through to the spacious lounge area.

LOUNGE AREA 4.15m x 3.47m max (13'7" x 11'4" max)

Windows to front providing ample light and radiator, built in cupboard housing gas boiler.

BATHROOM

Comprising: WC, wash basin and bath with shower over, ladder radiator and dual aspect window to side and rear, partially tiled walls and small loft access.

EXTERNALLY

The property has a small balcony area leading from the stairway providing a neat outdoor space edge by railings. A right of access is required for the neighbouring apartment.

AGENT NOTES

Tenure: Leasehold
Services: All mains services are believed to be provided
Council Tax Band: B
Listed: Grade II
Communal area at rear offering access to private storage shed.
Right of way: There is a right to access for neighbouring property over balcony to rear door.
Leasehold term: 125 years 114 years remaining).
Leaseholder is liable for 20% of maintenance cost of the building



Ground rent: £60.00 paid quarterly
Insurance £10 per month
Broadband: 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.

