

HUNTERS[®]

HERE TO GET *you* THERE



12 Alexandra Close

Cam, GL11 4GN

£195,000



Council Tax: A



12 Alexandra Close

Cam, GL11 4GN

£195,000



Communal Entrance Hall

Security entrance front door leading to communal entrance hall with security entry system, post boxes and rear courtesy door leading to bike store and allocated parking area. Staircase leading to the top floor.

Entrance Hall

Security front door leading to the L-shaped entrance hall with two built-in storage cupboards with one housing washing machine and shelving, radiator, wall mounted heat thermostat control unit and telephone for security entry system.

Open Plan Kitchen/Living/Dining

21' max x 11'8 into bay (6.40m max x 3.56m into bay)

Kitchen Area

Fitted with a range of modern base units incorporating worktop surfaces having drawers and cupboards under. Co-ordinating wall storage cupboards, inset sink unit with instant boiling water tap, integrated appliances to include 'Neff' electric oven and hob unit, fridge/freezer and dishwasher. Inset ceiling spotlights, double glazed window to rear aspect and cupboard housing combination boiler.

Lounge/Dining Area

Double glazed bay window and matching double glazed French doors leading out onto a Juliet balcony with glazed screens, both having panoramic views towards Cam Peak. Two radiators and TV aerial point.

Bedroom One

15' max x 9' max (4.57m max x 2.74m max)
Double glazed window to front aspect, radiator and TV aerial point. Door to en-suite shower room.

En-Suite Shower Room

Fitted with a white suite comprising shower cubicle with mains thermostatically controlled shower unit, pedestal wash hand basin, WC, shaver point, automatic extractor fan, radiator and wall mounted towel rail.

Bedroom Two

10'7" x 8'6" (3.23m x 2.59m)
Double glazed window to front aspect, radiator and built in wardrobe.

Bathroom

Fitted with a white suite comprising panelled bath, part tiled walls, WC and vanity wash hand basin with storage below. Radiator, fitted ceiling spotlights and automatic air extractor fan.

Outside

There are communal landscaped gardens with lawns and trees, secure communal bicycle and bin store, courtesy door to communal hallway and car park with allocated parking space.

Agents Note:

The property is leasehold with 99 years remaining.
Management charges apply:
Annual Ground Rent - £250.00
Annual Service Charge - £2,206.08

This extremely well presented, two bedroom, top floor apartment can be found on the popular Littlecombe development close to the amenities of Cam and Dursley. Approached through a communal entrance hallway the apartment comprises, entrance hallway with intercom system, main bedroom with en-suite shower room, a further double bedroom, modern bathroom and a lovely open plan kitchen/lounge/dining area with French doors and bay window having panoramic views towards Cam Peak. Outside there are maintained communal gardens, use of bicycle store and allocated parking for one car. This is an ideal purchase for first time buyers or investors.

Alexandra Close is located close to town centre of Dursley with its range of day to day retailers, leisure centre/swimming pool, doctors, dentists and eateries. For those needing to commute, there is easy access to the A38 and M5 motorway network for onward travel to Bristol, Gloucester and Cheltenham. The area also benefits from a mainline train station at Box Road, Cam enabling access to London Paddington via Gloucester.

- Modern Top Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Living/Dining Room with French Doors & Bay Window
- Panoramic Views of Cam Peak
- Family Bathroom & En-Suite Shower Room
- Communal Gardens & Bicycle Store
- Allocated Parking



Road Map



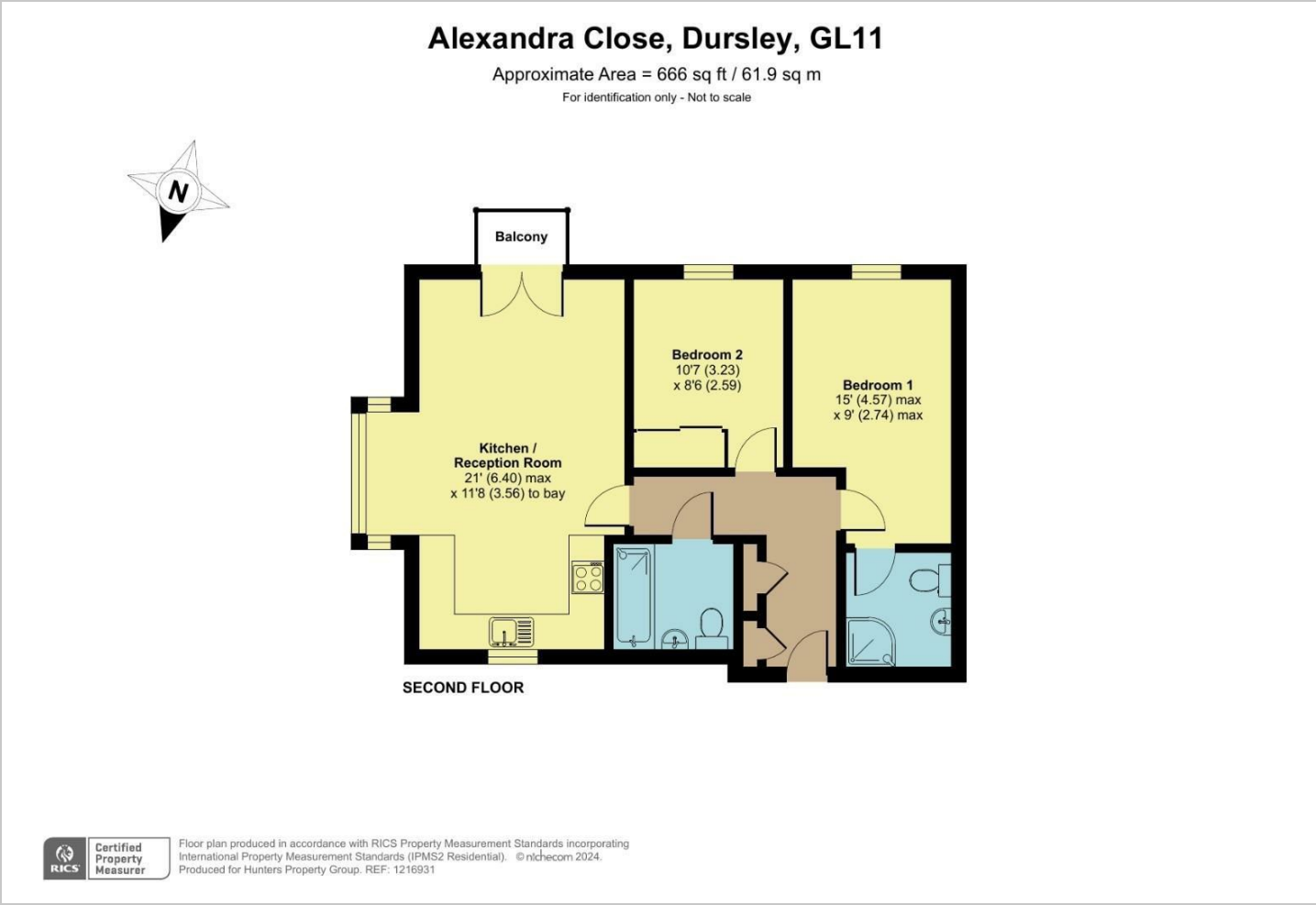
Hybrid Map



Terrain Map



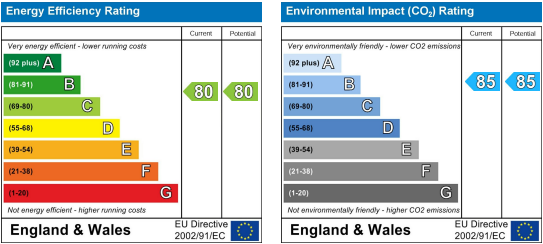
Floor Plan



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.