

HUNTERS[®]

HERE TO GET *you* THERE



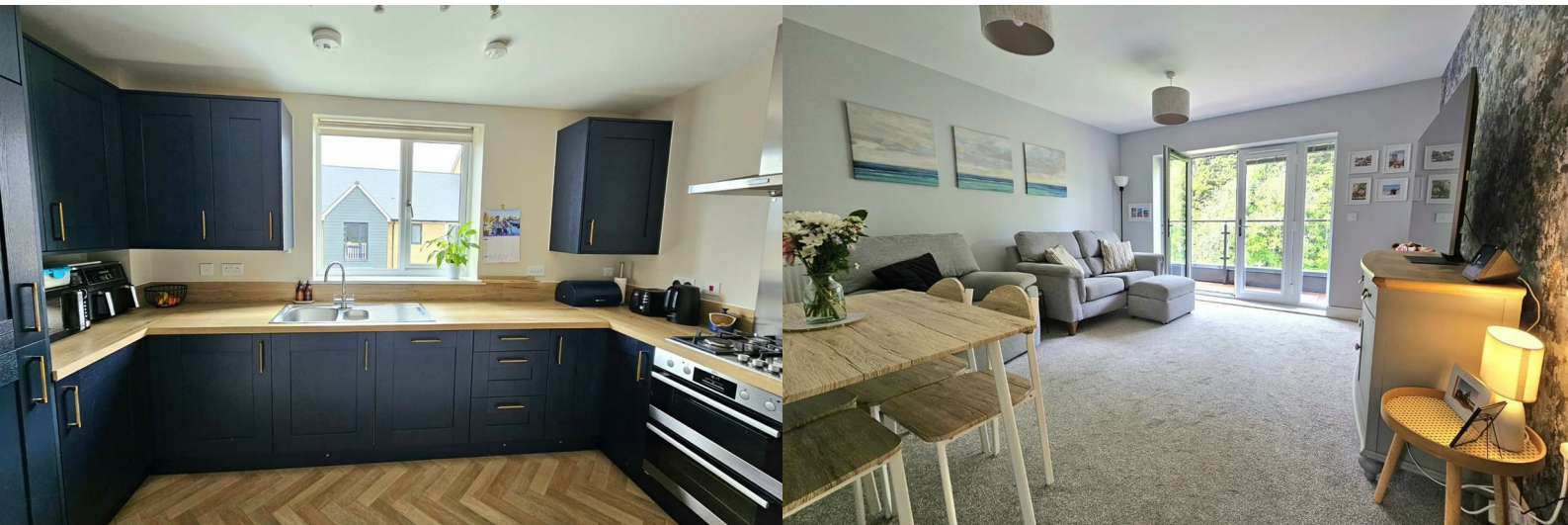
2 Ashton Lane

Dursley, GL11 4FG

£235,000



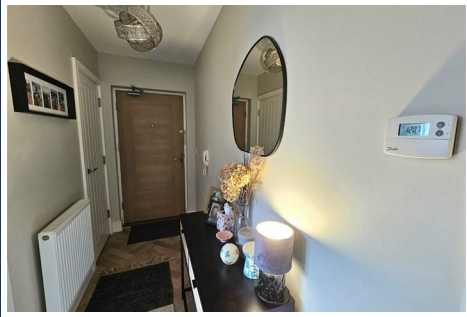
Council Tax: B



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Dursley, GL11 4FG

£235,000



Presented in excellent condition we are delighted to offer for sale this luxury apartment in the very popular location of Littlecombe. With lift and intercom facilities, the apartment is situated on the first floor with spacious landing areas. A generous entrance hallway leads to the modern fitted kitchen with fitted appliances and lounge/dining room with balcony overlooking a woodland area. The main bedroom with floor to ceiling window overlooks the front of the property with door leading to the en-suite shower room. There is a further double bedroom to the rear with family bathroom. The apartment also benefits from a handy storage area with parking for one car beneath the apartment.

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.

- Beautifully Presented First Floor Apartment in Popular Location
- Entrance Hallway and Fitted Kitchen/Breakfast Room
- Main Bedroom with En-Suite Shower Room
- Storage and Parking for One Car
- Balcony with Open Aspect to the Front
- Spacious Lounge/Dining Room
- Further Double Bedroom and Family Bathroom
- Viewing Essential



Agents Note

The property has the remainder of a 999 year lease which commenced 2021. An Annual Service Charge of approx £2,200 paid six monthly and an Estate Charge of approx £218 paid six monthly 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.

Road Map



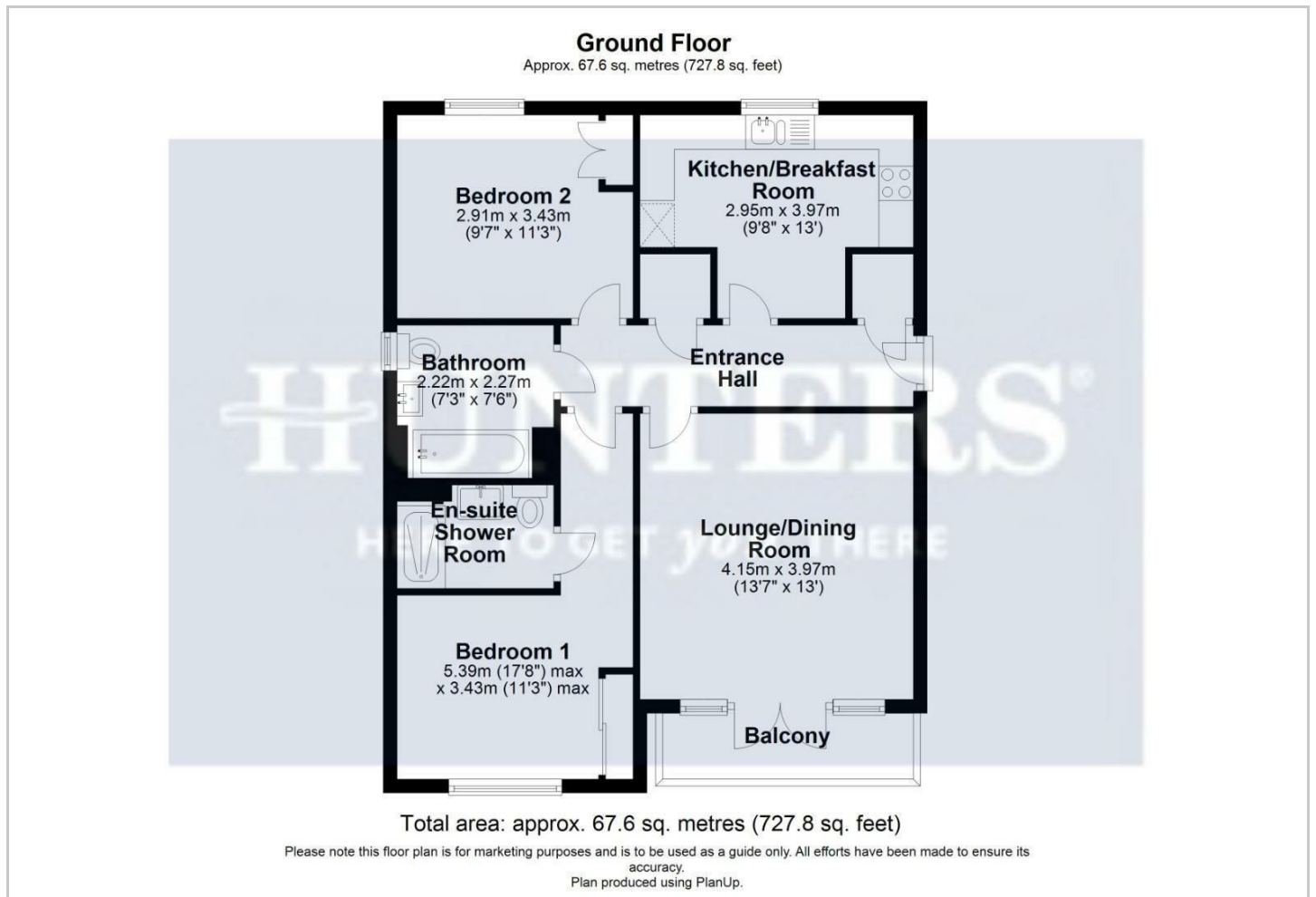
Hybrid Map



Terrain Map



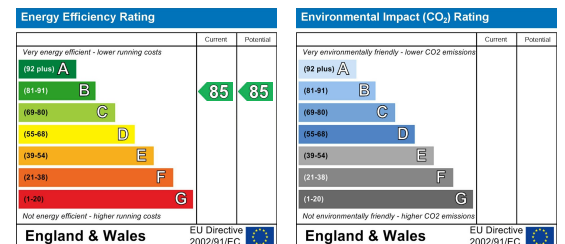
Floor Plan



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.