

# HUNTERS®

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## Flat 2, 2 The Quarry

Dursley, Gloucestershire, GL11 6HS

£200,000



Council Tax: B





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## Entrance Hallway

Private entrance hallway, laminate flooring, radiator, generous storage cupboard, radiator, doors to;

## Bedroom Two

Window to side aspect, radiator.

## Bedroom One

Walk-in bay window, further window to side aspect, radiator, fitted wardrobes.

## Bathroom

'P' shaped bath with over-bath mains shower, chrome heated towel rail, wc, pedestal wash hand basin, wall mounted mirror, ceiling spot-lights.

## Open Plan Living/Dining/Fitted Kitchen Area

The open plan living/kitchen area has a window overlooking the front of the property. The kitchen has a range of wall and base units with work-surfaces, integral oven and hob with extractor over, washing machine (included in the sale) stainless steel sink units with mixer tap, tiled splash-backs, Glow-Worm gas boiler, ceiling spot-lights, radiator, heating control switch, space for fridge/freezer and feature shelving area. The living area adjoins the kitchen offering plenty of seating and dining space.

## Outside

The apartments have use of a well tended communal garden with various seating areas with

established plants and shrubs. There is also allocated parking for each flat for one car with visitors parking spaces available.

## Agents Note

Please note the property is leasehold with 985 years remaining on the lease.

Current Annual Ground Rent of £75 is payable.

Current Annual Service Charge of £1,433.83 is payable.

One of six apartments built in 2011, this spacious two bedroomed ground floor apartment is located in a popular position on the edge of Cam within easy reach of the village amenities and Dursley Town Centre. The apartment is well appointed and presented in good decorative order throughout offering deceptively spacious accommodation. Stepping inside the apartment you are met by a generous hallway with storage cupboard giving access to the second bedroom overlooking the front of the apartment, further doors leads to the good size main bedroom with walk-in bay window and fitted wardrobes. The modern bathroom has a bath with over-bath shower, wc and wash-hand basin. The spacious open plan living/dining/kitchen area has a range of fitted kitchen units with built-in oven, hob and washing machine. Outside the property has an allocated parking space, waste disposal area as well as the use of well tended, enclosed communal garden. Viewing essential.

The Quarry area is an established position and is close to local shops at Woodfields and Cam village and Dursley town both offering a good range of shops, schools, leisure centre/swimming pool, supermarkets, doctor and dental surgeries. Communications to the larger centres of Bristol, Gloucester and Cheltenham are excellent via the A38 and M5 motorway and there is a mainline train station at Box Road, Cam serving Bristol and London (Paddington) via Gloucester.

- Purpose Built Ground Floor Apartment
- Open Plan Living/Dining/Kitchen Area
- Generous Main Bedroom with Bay Window
- Viewing Essential
- Well Tended Communal Gardens with Allocated Parking
- Bathroom with Bath and Over-Bath Shower
- Second Bedroom





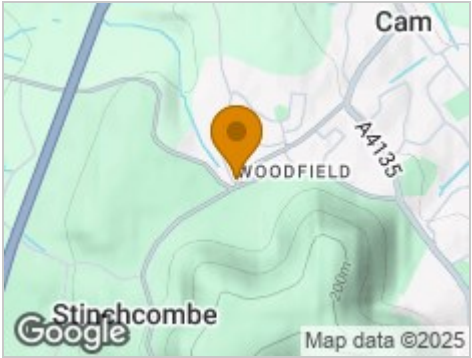
Road Map



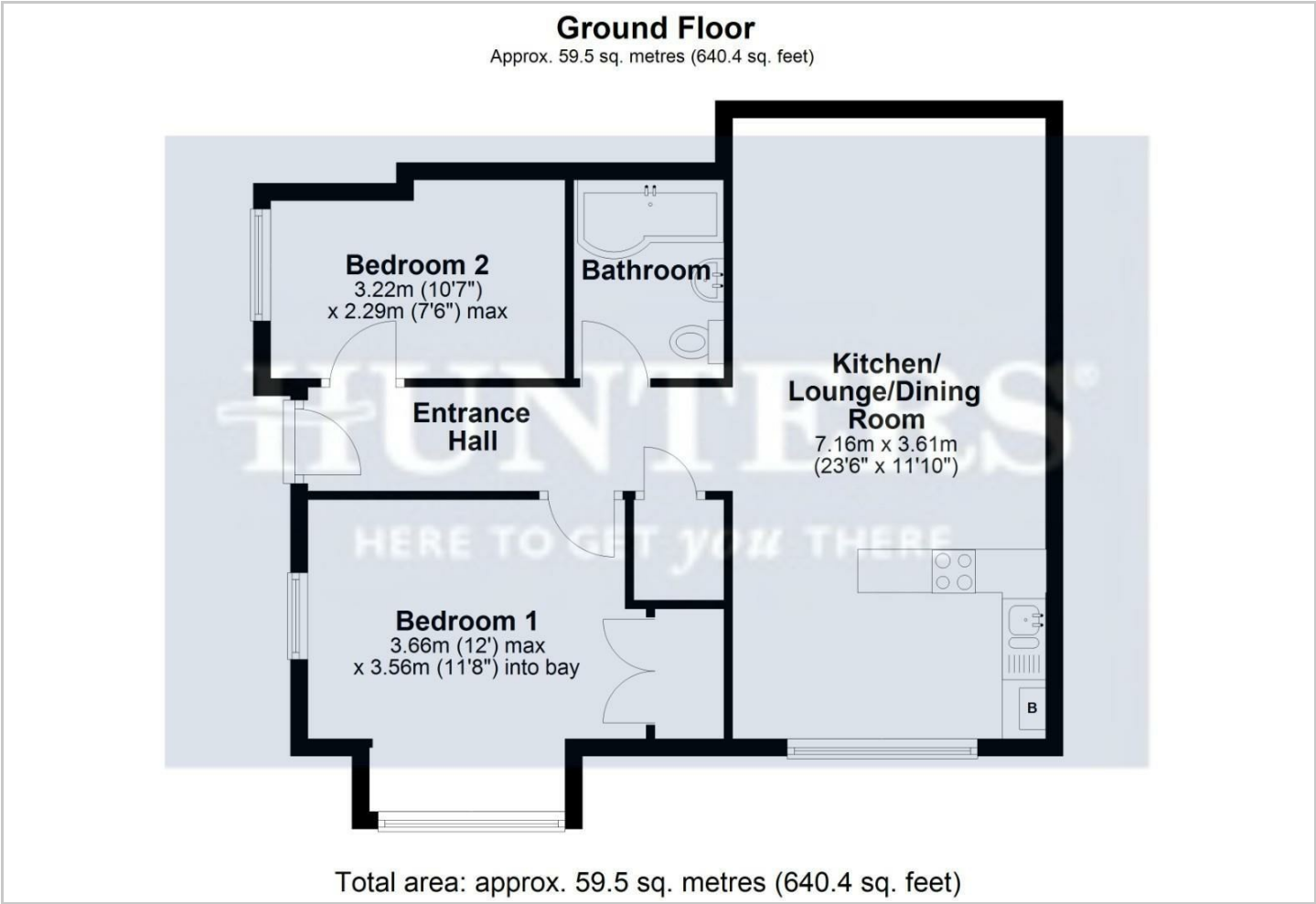
Hybrid Map



Terrain Map



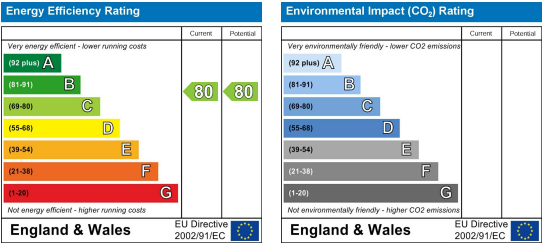
Floor Plan



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.