

# HUNTERS®

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## 6 Alexandra Close

Dursley, GL11 4GN

Guide Price £169,995





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## COMMUNAL ENTRANCE HALL

Front door leading to communal entrance lobby with telephone door entry system and staircase leading to the first floor.

## ENTRANCE HALL

Having two built-in storage cupboards, panelled radiator and wall mounted heat thermostat control unit.

## OPEN PLAN KITCHEN/LOUNGE/DINING AREA

### KITCHEN AREA

10'5" x 8'6" (3.18m x 2.59m)

Well equipped with a range of light wood fronted base, drawer and matching wall units with tiled splash backs and worktop surfaces and Peninsular breakfast bar. Single drainer stainless steel sink unit with mixer tap, built-in stainless steel oven and hob unit with splash back and cooker hood over. Space for standing fridge/freezer, vinyl flooring and Potterton combination boiler and double-glazed window.

### LOUNGE AND DINING AREA

12'3" x 13'0" (3.73m x 3.96m)

Having two twin panelled radiators, TV aerial socket, double glazed window and matching French doors leading to the balcony.

### BEDROOM ONE

11'7" x 7'9" (3.53m x 2.36m)

Having panelled radiator, double glazed window and door to en-suite shower room.

## EN-SUITE SHOWER ROOM

Suite comprising walk-in shower cubicle with electric Mira Sport shower unit and glazed shower door, pedestal wash hand basin with vanity mirror and low-level WC. Electric shaver socket, panelled radiator and electric air extractor fan.

## BEDROOM TWO

10'5" x 8'6" (3.18m x 2.59m)

With panelled radiator and double glazed window.

## BATHROOM

Suite comprising panelled bath, pedestal wash hand basin and low-level WC. Panelled radiator, part ceramic wall tiling and electric air extractor fan.

## OUTSIDE

There are communal lawned areas, communal bicycle and bin store shed and allocated parking space.

## AGENTS NOTE

The property is leasehold.

Community charge and ground rent are payable monthly to include Buildings Insurance, Window Cleaning and Decoration, Digital/Satellite TV Link and Garden Maintenance. Ask the agent for further details.

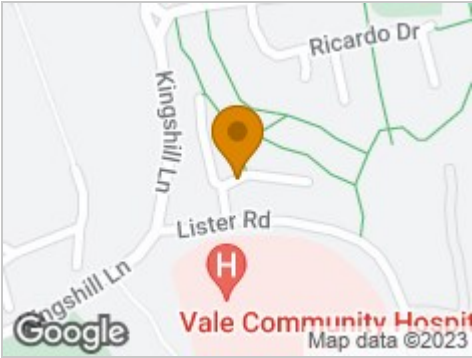
## COUNCIL TAX BAND - A

This well presented first floor apartment sits within a purpose built block of two bedroomed apartments on the sought after Littlecombe Development, Cam, Dursley; and enjoys panoramic views towards Cam Peak and neighboring countryside. The accommodation is extremely well appointed and includes communal entrance hall with security door entry system and stairs leading up to the apartment. The apartment comprises entrance hall with two useful storage cupboards, a light and airy open plan living/kitchen/dining room with views towards Cam Peak and French doors opening out to a balcony. The principle bedroom benefits from having an en-suite shower room. second generous bedroom and family bathroom. The apartment is well appointed with modern fittings and benefits from gas fired central heating and double glazed windows which contribute to the overall high insulation values of the property. Outside there are maintained communal gardens, use of bicycle store and allocated car parking space.

- Well Presented First Floor Apartment
- Open Plan Kitchen/ Lounge & Dining
- Two Generous Bedrooms
- Bathroom & En-suite
- GFCH & Double Glazed
- Communal Gardens & Allocated Parking
- EPC Rating - B



Road Map



Hybrid Map



Terrain Map



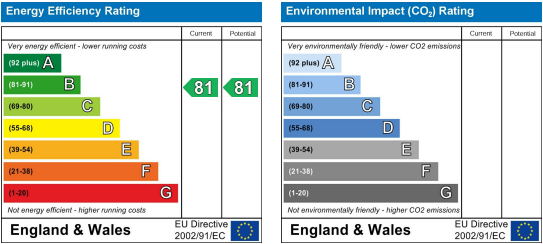
Floor Plan



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.