



## Elm Lodge

Cam, Dursley, GL11 5PL

Guide Price £77,500



Situated on the popular Elm Lodge development, we are pleased to offer this one bedroom, first floor apartment offering ideal retirement accommodation for the over 60's. The apartment has a pleasant outlook set in well kept communal gardens. The apartment comprises, a generous lounge/dining room, fitted kitchen, double bedroom and shower room.



Communal Entrance Hallway  
Accessed via a communal hallway with stairs to the first floor apartment.

Lounge/Dining Room 26'11" x 16'10" (8.21 x 5.15m)  
Window to front and rear aspects with pleasant views, coved ceiling, electric wall heated.

Fitted Kitchen 7'11" 6'10" (2.42m 2.10m)  
Window to front aspect, range of wall and base units with work-surface, stainless steel sink unit with tap, electric cooker, plumbing for washing machine, good size built-in cupboard with immersion heater.

Bedroom 10'0" x 9'10" (3.05m x 3.01m)  
Bay window to rear aspect with pleasant outlook, built-in wardrobes, coved ceiling.

Shower Room  
Wash hand basin, shower cubicle with electric shower, low level wc, shaver point, extractor fan, electric heater.

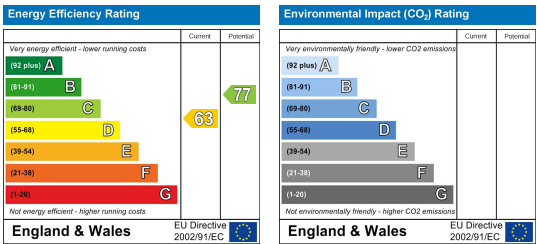
Outside  
The apartment has use of a well tended communal garden with seating and drying area. Maintenance of the grounds are included in the maintenance charge. Communal parking is also available.

Agents Note:  
Tenure is Leashold - 99 years from 1974.  
Maintenance Charge is £1,800 pa.  
Ground Rent is currently £25 per annum.

Area Map



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.