

# HUNTERS®

HERE TO GET *you* THERE



**The Quarry**  
Dursley, GL11 6HS

£190,000

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Council Tax: B



# 2 The Quarry

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£190,000



## Accommodation

**Communal Entrance**  
Via shared stairs.

### Entrance Hallway

Front door leading into the hallway, radiator, access to loft space which is part-boarded with ladder, doors to;

### Bathroom

Bath with mains showers over and shower screen, wc, pedestal wash hand basin, extractor fan, part tiled walls, chrome heated towel rail.

### Bedroom One

Window to front aspect, radiator.

### Bedroom Two

Window to front aspect, radiator.

### Open Plan Lounge/Kitchen Area

Two windows to side and front aspect, range of wall and base units with work surfaces, space for dishwasher and washing machine, fitted oven with hob, two radiators, part-laminate flooring, ceiling spot-lights, space fridge/freezer, Glow-Worm boiler.

### Outside

Outside the property has an allocated parking space, waste disposal area as well as the use of well tended, enclosed communal garden.

### Agents Notes

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 £1,433.82.

### 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.

One of six apartments built in 2011, this spacious two bedrooomed first floor apartment, with views, 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. The apartment is entered via shared stairs leading to the flat. Stepping inside the apartment you are met by a hallway with access to the loft space which is part boarded with ladder. Doors lead to the two bedrooms overlooking the front of the apartment and modern bathroom with bath with over-bath shower. The spacious open plan living/dining/kitchen area has a range of fitted kitchen units with built-in oven and open view. 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.

- Spacious First Floor Apartment with Views
- Private Entrance with Stairs to Two Flats
- Apartment Entrance Hallway
- Bathroom with Bath and Over-Bath Shower
- Two Bedrooms
- Open Plan Living/Dining/Kitchen Area with Views
- Well Tended Communal Gardens with Seating Areas
- Allocated Parking for One Car



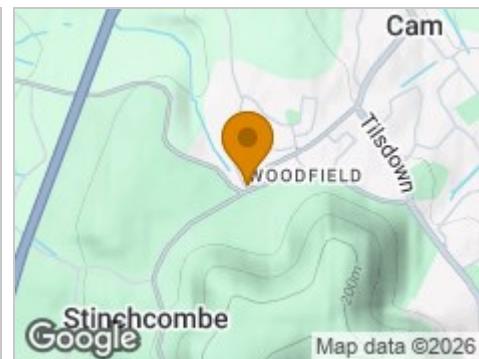
## Road Map



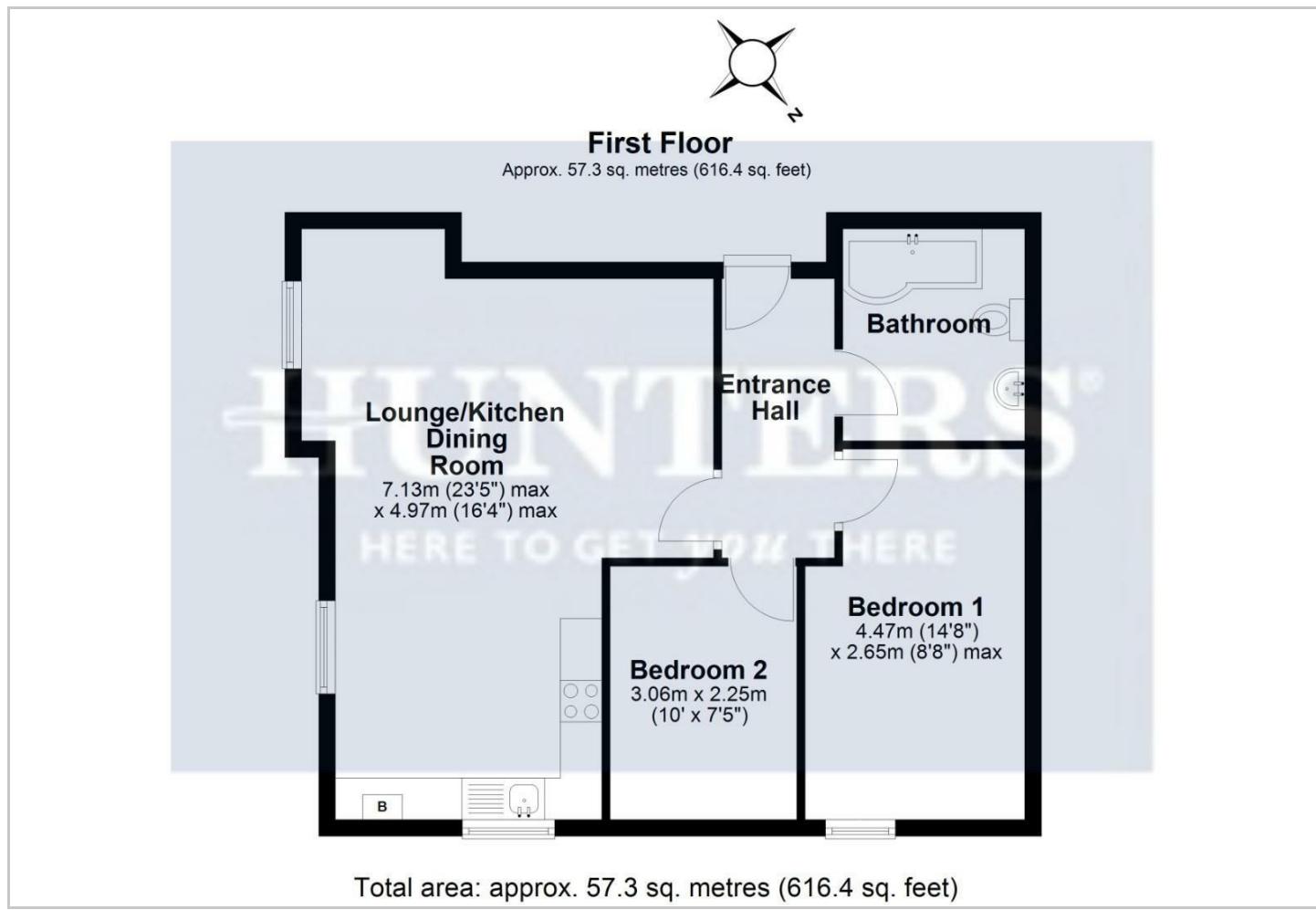
## Hybrid Map



## Terrain Map



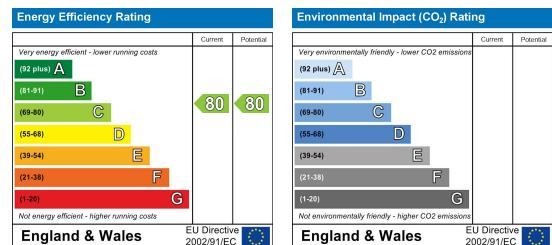
## Floor Plan



## 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.