

HUNTERS[®]

HERE TO GET *you* THERE



Flat 5, 12 May Lane

Dursley, GL11 4JN

Asking Price £160,000



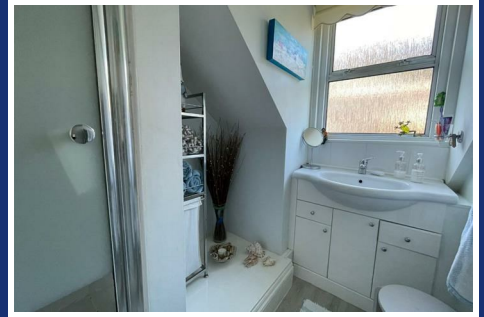
Council Tax: B



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Communal Entrance Hallway

With stairs and stair lift leading to the top floor apartment with front door leading into:

Bedroom Two

Double glazed window to the rear, radiator and eaves storage.

Hallway

Loft access and airing cupboard with gas boiler and shelving.

Lounge/Dining Room

Light and airy room with double glazed windows to the side and front with views, two radiators and under eaves storage.

Kitchen

Fitted units with worktop surfaces, stainless steel sink unit with mixer tap and drainer, 'Neff' fitted oven with induction hob and extractor hood over, part tiled walls, space for washing machine and fridge/freezer and double glazed window.

Bedroom One

Double glazed window to the front with views, radiator and eaves storage.

Cloakroom

With low flush wc, wash hand basin with fitted unit and mixer tap.

Shower Room

Frosted double glazed window, fully tiled shower cubicle, wash hand basin with mixer tap and heated towel rail.

Outside

On approach, parking area with allocated parking space, communal gardens to the front and rear with ample space for storage and laundry line.

Agents Note

We understand that the property is Leasehold with the Freehold being owned by the management company and the owners become shareholders of the management company.

Management Charge: Currently £80 per calendar month.

The development has a 'No Pets' policy and is for purchasers over the age of 55.

Approx 961 years left on lease.

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.

Occupying a most convenient location close to the town centre and within a short walking distance of the doctors' surgery, we are pleased to offer this two bedroomed apartment situated in a sought after development of similar apartments and bungalows specifically built for the over 55's. With the benefit of a stair lift this property offers ready to move into accommodation comprising of a lovely lounge/dining room with views to the front, modern kitchen, two bedrooms and shower room. Outside the property has a parking area with an allocated parking space for each property and communal gardens which residents can benefit from.

Within walking distance of the town, the property is ideally situated for those who are looking to be close to local amenities. For those travelling to the major centres of Bristol, Gloucester and Cheltenham the A38 and M5 motorway provide excellent commuting routes and there is a mainline train station at Box Road, Cam serving Bristol and London (Paddington) via Gloucester.

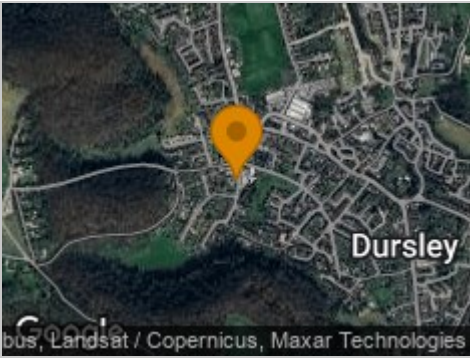
- Two Bedroom Apartment
 - Prime Location
 - Fitted Kitchen
 - Gas Central Heating
 - Parking
- For Over 55's
 - Lounge/Dining Room
 - Shower Room & Cloakroom
 - Communal Outside Space
 - Walking Distance of Town



Road Map



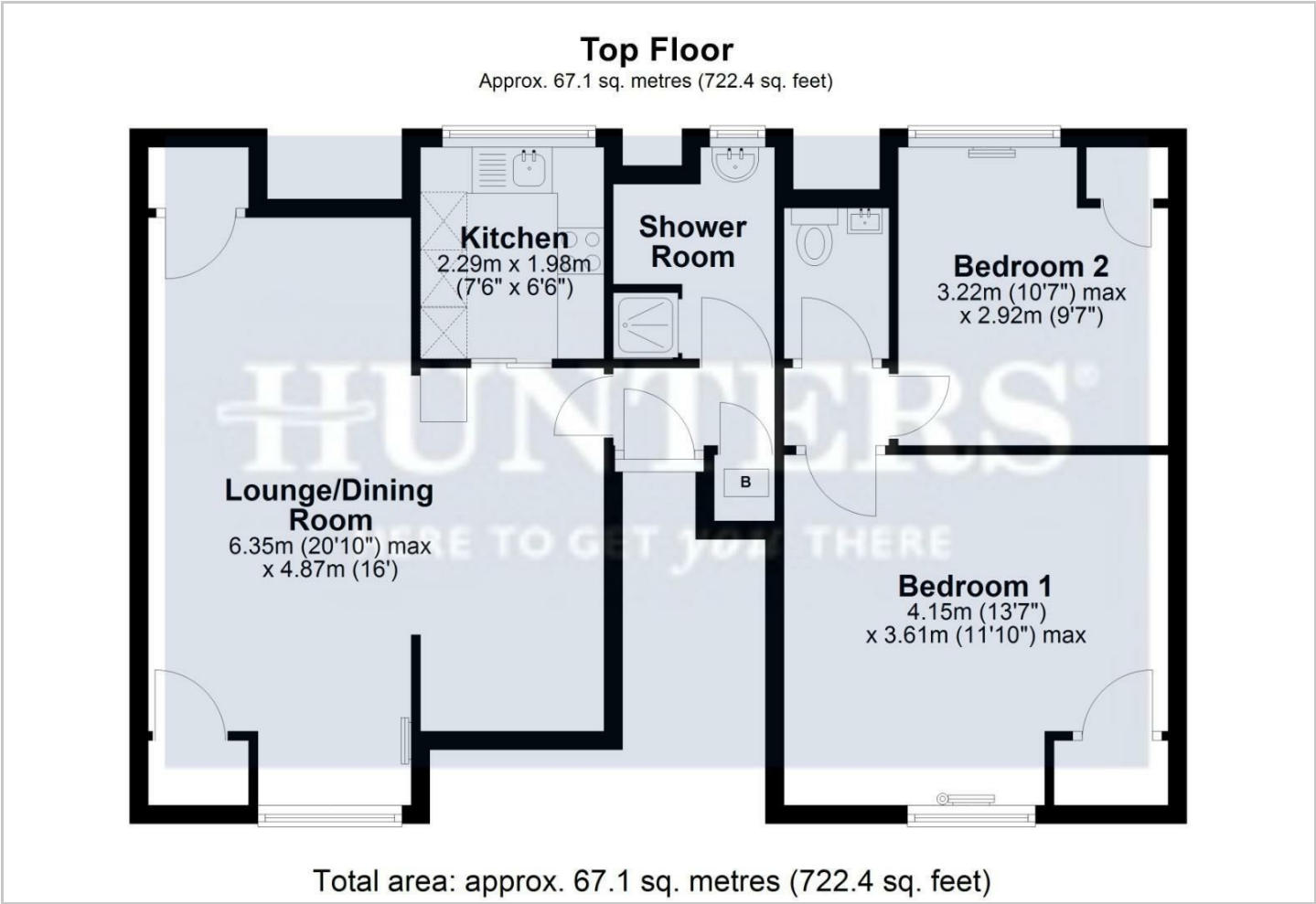
Hybrid Map



Terrain Map



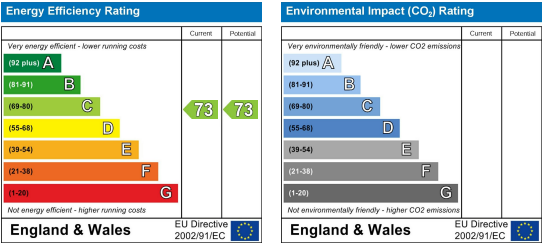
Floor Plan



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.