

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 10 Alexandra Close

Dursley, GL11 4GN

Guide Price £175,000



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## COUNCIL TAX BAND - A

### COMMUNAL ENTRANCE HALL

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

### ENTRANCE

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

### OPEN PLAN KITCHEN/LOUNGE/DINING ROOM

#### KITCHEN AREA

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

Extremely well equipped with a range of light wood fronted base units incorporating base units with worktop surfaces and up stands having drawers and cupboards under. Peninsular breakfast bar, single drainer stainless steel sink unit with mixer tap, built-in stainless steel oven and hob unit with cooker hood over. Space for standing fridge/freezer, concealed Potterton combination boiler and double glazed window.

#### DINING AREA

#### LOUNGE/DINING AREA

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

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

### BEDROOM ONE

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

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

### ENSUITE

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

### BEDROOM TWO

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

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 bike store shed and allocated parking space.

### AGENTS NOTE

The property is leasehold.

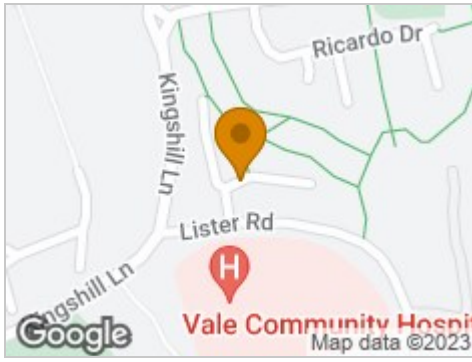
Leasehold - 999 years less 11 years (2011)

Residential Management Group

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



## Road Map



## Hybrid Map



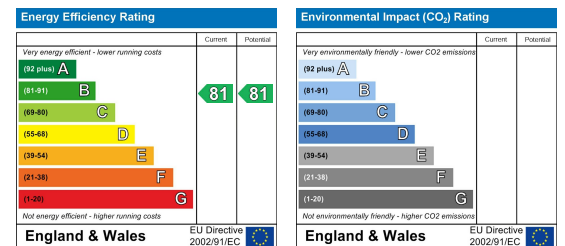
## Floor Plan



## 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.