

HUNTERS®

HERE TO GET *you* THERE



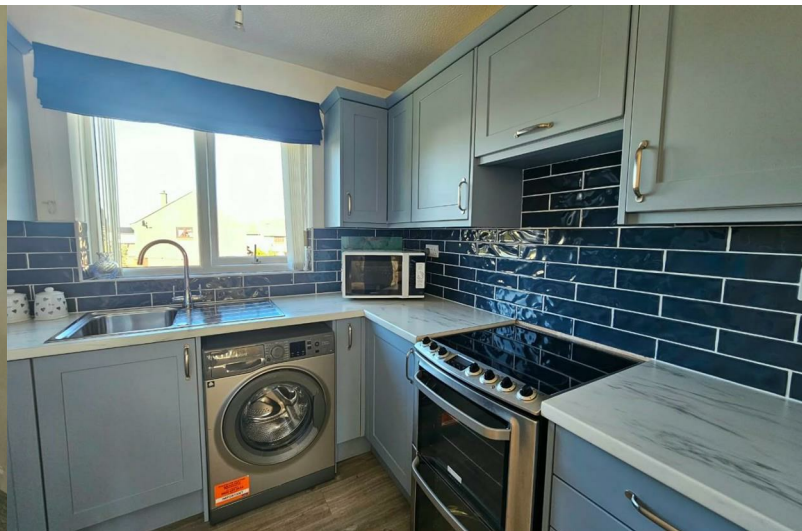
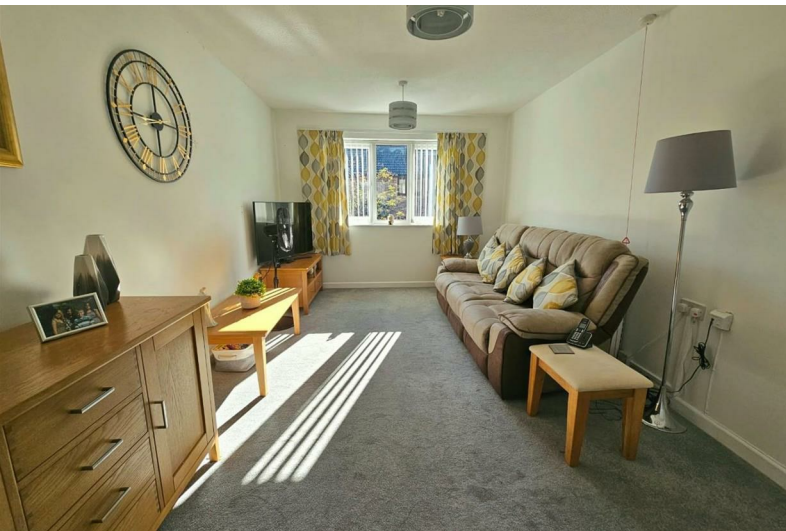
Little Quillet Court

Cam, GL11 5EX

£106,500



Council Tax: B



29 Little Quillet Court

Cam, GL11 5EX

£106,500



ENTRANCE HALL

Via front door with stairs leading to first floor landing area.

LANDING

With loft access and storage cupboard. Intercom system linked to front door, doors to;

LOUNGE

14'10" x 10'0" (4.52 x 3.05)

Window overlooking the communal gardens, electric heater, opening to;

KITCHEN

9'0" x 7'6" (2.74 x 2.29)

Window overlooking the rear of the property, fitted Sarah Jane (Nailsworth) kitchen with a range of fitted units with worktop surfaces, stainless steel sink unit with drainer, integrated fridge/freezer, space for electric cooker, space for washing machine.

BEDROOM ONE

10'8" x 9'6" (3.25 x 2.90)

Window overlooking the front of the property, fitted cupboard and night storage heater.

BEDROOM TWO

8'10 x 7'2 (2.69m x 2.18m)

Window to rear aspect, electric heater.

SHOWER ROOM

Window to rear aspect, fully tiled walls, generous shower cubicle with shower, wash hand basin, low flush wc, airing cupboard with hot water cylinder and slatted shelves.

OUTSIDE

Well kept communal gardens with plenty of seating areas and lawn, clothes drying areas and residents parking area.

AGENTS NOTE

Pets are considered with meeting to be held with the scheme manager.

This property is leasehold, set on a scheme manager site, managed by Midland Heart Ltd. Potential purchasers must be age 60 or over, or age 55 with a disability, and will be required to submit an application and undergo an interview prior to an offer being accepted.

The service charge is currently £256.88 per calendar month which includes building insurance. There is a 116 year lease for the apartment.

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.

A delightful first-floor apartment enjoying a pleasant outlook over attractive communal gardens.

Occupying an elevated position within Little Quillet Court, this well-presented apartment offers comfortable and practical accommodation, together with the reassurance of a dedicated scheme manager and communal facilities.

Approached via its own private front door, stairs rise to the first-floor landing, which leads to a bright and welcoming living room overlooking the beautifully established communal gardens. There is a modern fitted kitchen, two well-proportioned bedrooms and a contemporary bathroom fitted with a shower cubicle.

Little Quillet Court is designed to provide a friendly and convenient environment for its residents, with a part-time Scheme Manager and emergency pull-cord system within the apartment. Residents can also enjoy the use of a communal lounge, laundry facilities, outside drying areas and attractive communal gardens, together with communal parking.

A lovely opportunity to acquire a comfortable home in a pleasant and well-maintained setting, with a range of useful communal amenities close at hand.

The area is particularly sought after for its convenient access to a range of local amenities, including supermarkets, independent shops, cafes, public houses, and highly regarded primary and secondary schools. For commuters, Cam & Dursley railway station provides direct services to Gloucester, Bristol, and Cheltenham, whilst the nearby A38 and M5 motorway (Junction 14) offer excellent road links to Bristol, Gloucester, and beyond.

The village also benefits from a wealth of recreational facilities, including sports clubs, scenic countryside walks, and access to the nearby Cotswold Way. Cam and neighbouring Dursley provide a vibrant community atmosphere, making the area popular with families, downsizers, and retirees alike.

- Well Presented First Floor Apartment
- Over 55's Residential Development
 - Private Entrance
- Lounge Overlooking the Communal Gardens
- Modern Fitted Kitchen and Shower Room
 - Two Bedrooms
- Well Tended Communal Gardens with Parking
 - Communal Lounge and Laundry Room
 - No Onward Chain



Road Map



Hybrid Map



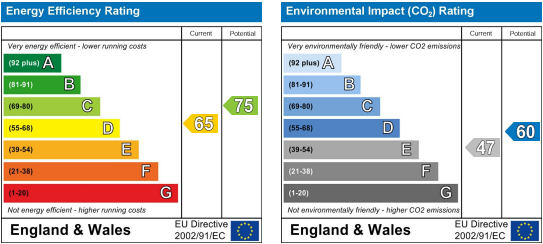
Terrain Map



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.