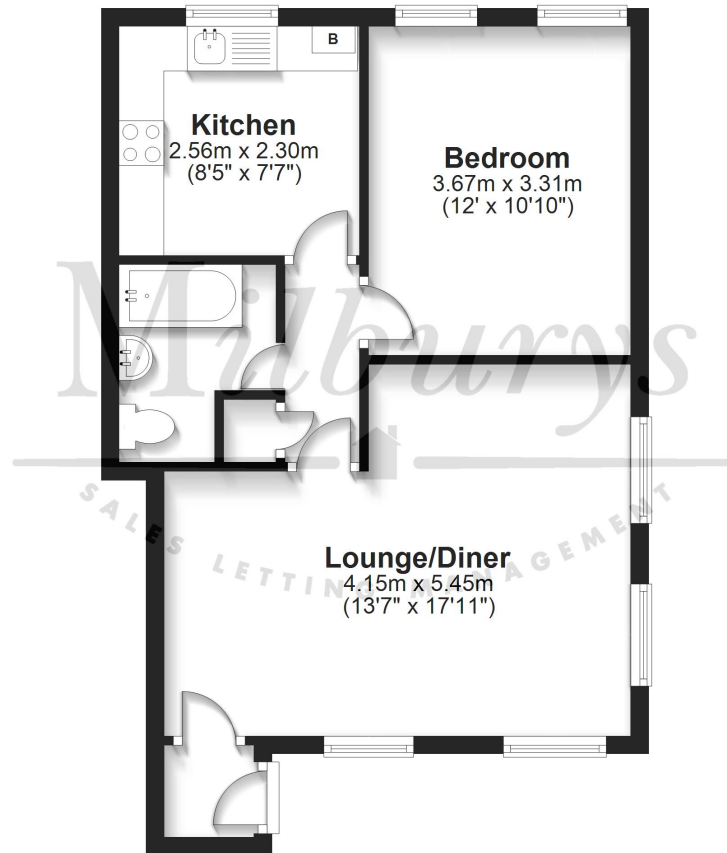




Ground Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



Total area: approx. 44.3 sq. metres (476.4 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

'Flat 8' Mason Court Berkeley GL13 9AA

A modern, purpose-built one bedroom apartment in the heart of Berkeley Town Centre, within easy, level walking distance of the local amenities and country rambles just a stone's throw away. This particular property is located on the ground floor and has its own private access to the side of the building. As you enter No. 8 you will discover the internal hallway with space for hanging coats and shoes leading you into the generous sized living room with dual aspect windows allowing light to flood in. A door leads you through to the back of the property where you can find the fitted kitchen with integrated cooker, hob and space for additional appliances, a bathroom with shower over bath and double bedroom with plenty of space for wardrobes. The property benefits from gas central heating, UPVC double glazing plus an allocated parking space to the rear. There is also a lockable bin store for waste. A great first-time-buy or investment property! NO CHAIN!

Situation

Berkeley is situated to the west of the M5 and the A38, to the north of Bristol and to the south of Gloucester and Cheltenham. Berkeley Castle has been home to the Berkeley family for some 900 years, a popular and very interesting historical attraction. The town was also the home of Edward Jenner, pioneer of the smallpox vaccine. The Jenner Museum is a short walk from the High Street, past the brick cottage that Jenner gave to James Phipps, who as a boy was the first person to receive inoculation. A thriving small rural town, Berkeley has a variety of shops, building society, hotel, public houses and a primary school.

Property Highlights, Accommodation & Services

- Located In The Heart Of Berkeley Town Centre
- Purpose Built Ground Floor Apartment With Private Access
- Internal Hallway With Space For Storing Coats And Shoes
- Dual Aspect Living Room Of A Generous Size
- Fitted Kitchen With Integrated Cooker And Space For Additional Appliances
- Bathroom with Shower Over Bath
- Double Bedroom With Space For Additional Storage
- Gas Central Heating And UPVC Double Glazing
- Numbered Parking Space To The Rear
- Great First Time Buy Or Investment Property. No Onward Chain!

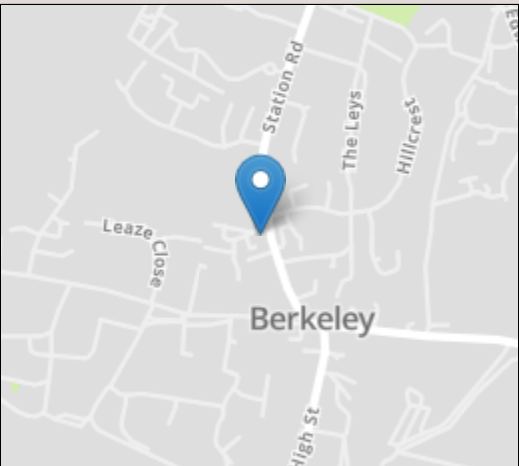
Directions

Heading into Berkeley from the A38 North via B4066, follow the road through towards the town centre with the Castle on your left. Follow Canonbury Street round to the right into Marybook Street. Mason Court can be found just past the garage on the left hand side and No 8 is located to the right of the building.

Local Authority & Council Tax - Stroud District Council - Tax Band A

Tenure - Leasehold

Contact & Viewing - Email: mil_thornburysales@milburys.co.uk Tel: 01454 417336



Energy Efficiency Rating	
	CurrentPotential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	7175
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk



