

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cainscross Road

Stroud, GL5 4ET

Asking Price £220,000



Council Tax: A



# 1 Cainscross Road

Stroud, GL5 4ET

Asking Price £220,000



## STROUDWATER COURT

Stroudwater Court enjoys a prime location in the charming market town of Stroud, 'the Covent Garden of the Cotswolds'. This premium collection of age-exclusive (60 years and above) apartments is perfect for those seeking a relaxed yet active retirement in Gloucestershire. The Stroudwater Court complex features a selection of social areas, including the homeowners' lounge with views of the canal, and terrace garden that overlooks the lock. There is also a beautifully maintained outside area. Homeowners also benefit from a guest suite that's available for your friends and family (subject to availability - usually priced at £25 a night) and a communal laundry room. Stroudwater Court has outstanding security features, such as a camera entry system and 24-hour emergency calls. There is also lift and wheelchair access throughout the development. It is a condition of purchase that residents must meet the age requirement of 60 years or over (55 years or over for subsequent residents).

## DIRECTIONS

The property is located on the Cainscross Road just before reaching The Range on the left.

## ENTRANCE HALLWAY

Storage cupboard housing hot water tank and electric trip box. Underfloor heating, entry phone handset. Doors to....

## LOUNGE/DINING ROOM

21'6" x 10'4" (6.55 x 3.15)

Log effect electric fire with mantel surround, door to kitchen, 2 double glazed windows to the front. Underfloor heating.

## KITCHEN

7'8" x 7'2" (2.34 x 2.18)

A good range of filled wall and base kitchen units, roll-top work surfaces, stainless steel sink with mixer tap, built-in oven, hob, fridge & freezer, tiled floor, electric underfloor heating, double glazed window.

## DOUBLE BEDROOM

12'4" x 11'1" > 9'3" (3.76 x 3.38 > 2.82)

Two double glazed windows, walk in wardrobe with automatic light, underfloor heating.

## WETROOM

7'1" x 6'7" (2.16 x 2.01)

A suite comprises: WC, wash basin with vanity storage, shower with glass screen, heated towel rail, recessed lights, extractor.

## OUTSIDE

### COMMUNAL GARDENS

There are maintained communal grounds which incorporate a sunny terrace with views directly over the canal, with a block paved pathway which leads to a paved area to the far end passing grassed areas and shrub beds along the way.

### PARKING PERMITS

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis as spaces are limited. Please check with the House Manager on site for availability at the time.

### SERVICE CHARGE

The service charge is currently is £2977.44 per

annum with a ground rent of £450. The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

#### Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

#### SOCIAL MEDIA

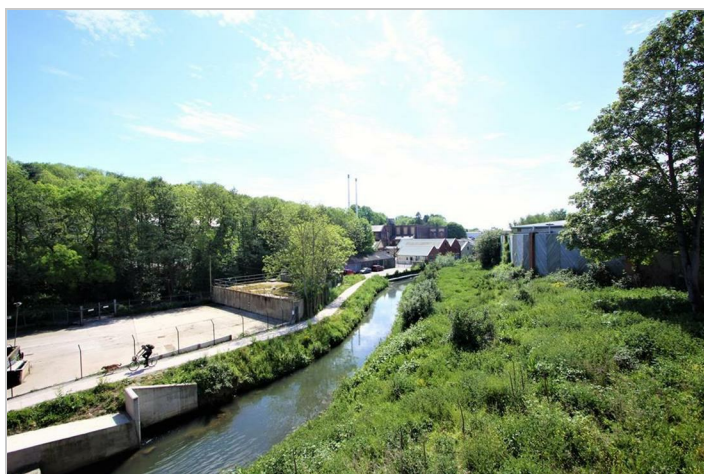
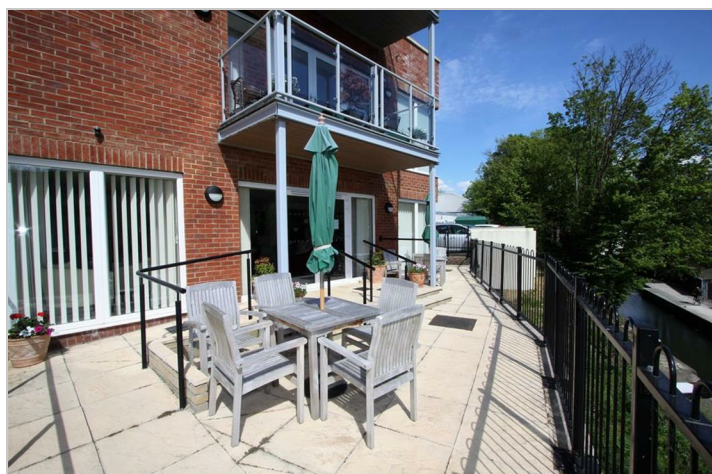
Like and share our Facebook page (@HuntersStroud) & Instagram Page

(@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

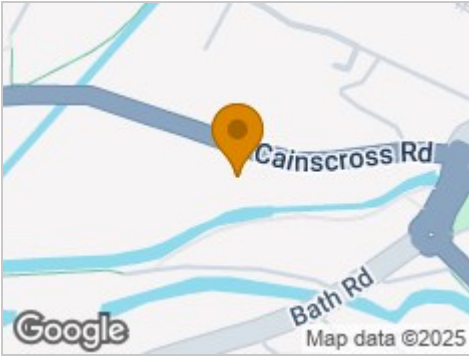
#### HUNTERS STROUD GOLD AWARD WINNERS

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.

#### COUNCIL TAX BAND BAND A



Road Map



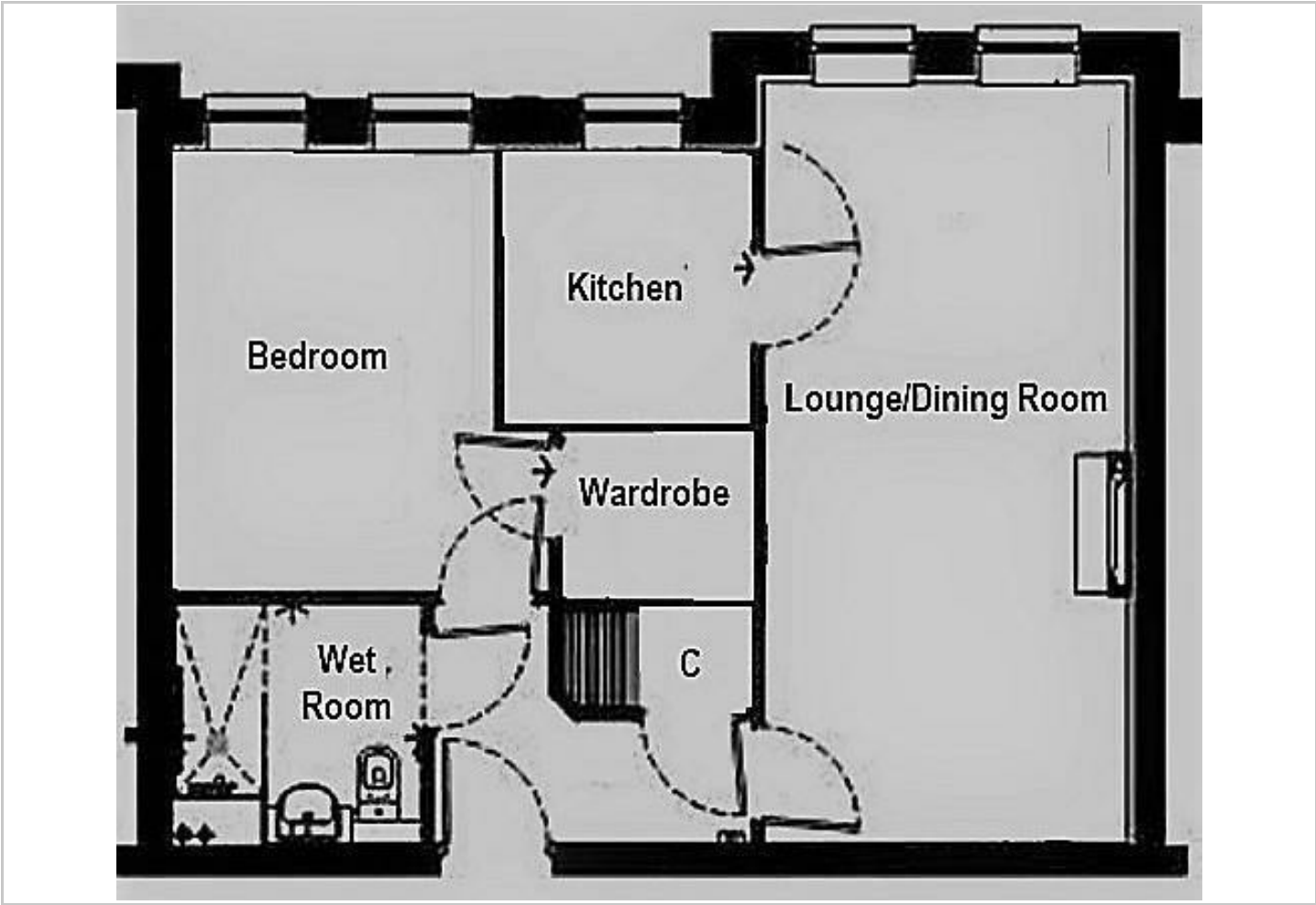
Hybrid Map



Terrain Map



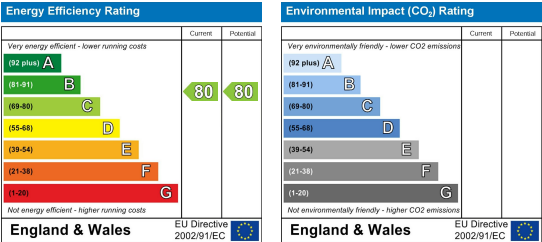
Floor Plan



Viewing

Please contact our Hunters Stroud Office on 01453 764912 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.