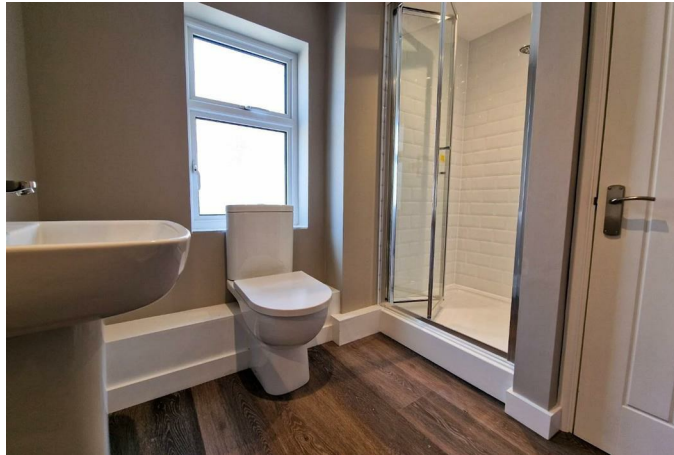




HUNTERS[®]
HERE TO GET *you* THERE

Imperial House, Station Road, Stroud | £850 Per Month
Call us today on 01453 764912



Energy rating and score

This property's current energy rating is C. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Hunters are delighted to be offering this recently converted 2 bedroom top floor apartment with views. The property comprises of an entrance lobby, kitchen/dining/living room, utility room, two bedrooms and a bathroom. The property is unfurnished and available from the April 2025 onwards.

VIEWING DAY

Due to unforeseen circumstances, the viewing will now start from 2nd April 2025. Please call to confirm your attendance.

SITUATION

Imperial House can be found in the town centre which offers many local shopping facilities, restaurants, cafes and amenities. There is also a multiplex cinema and bowling alley too. Stroud has a main line railway station within typical walking distance of this home which offers links into London Paddington, Cheltenham and Swindon etc. The M5 is approximately 6 miles away providing easy access by car towards Gloucester, Cheltenham and Bristol.

COMMUNAL ENTRANCE

Stairs to top floor and access to bike store & bin store.

ENTRANCE HALL

Electric heater & steps to bathroom.

LIVING/KITCHEN/DINING ROOM

21'7" x 12'6"

Good range of wall, floor & draw kitchen units, drainer stainless steel sink with micer tap, built-in oven, hob & dishwasher, extractor fan, 2 x electric heaters, TV point and UPVC double glazed windows to rear.

BEDROOM ONE

13'1" x 9'1"

UPVC double glazed windows to rear, electric heater and built-in wardrobe.

BEDROOM TWO

11'11" x 7'3"

UPVC double glazed window to side, electric heater and built-in wardrobe.

SHOWER ROOM

8'2" x 6'9"

Low level WC, pedestal wash hand basin, shower cubicle, shower of mains, splash back tiling, extractor fan, heated towel rail, UPVC double glazed & frosted window to side, cupboard containing hot water tank and additional cupboard containing plumbing for washing machine.

BIKE STORE

COUNCIL TAX BAND

The Council tax band is B.

TENANCY INFORMATION

The property is unfurnished and available from April 2025. 12 months minimum tenancy. No Pets

Refundable Holding Fee: £196

Deposit: £980

INTERESTED?

If you are Interested in putting in an application

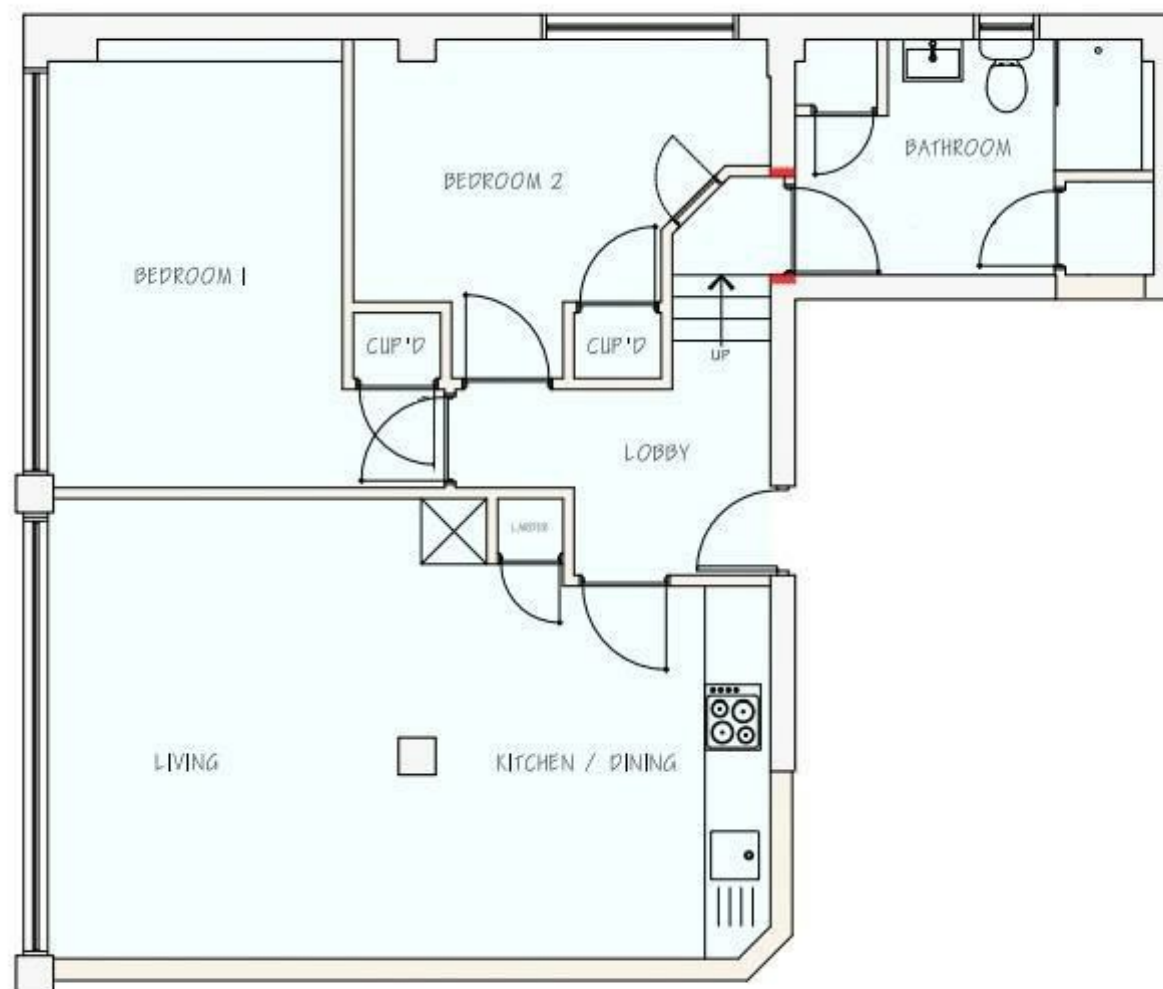
following your viewing, please email stroud@hunters.com with some background information on who would be moving in, employment status, annual income, timescales, length of tenancy and any further information you feel is relevant to the landlord/your application. We will be forwarding your email onto the landlord to see if they are happy to accept you as a tenant subject to references.

SOCIAL MEDIA

Like and share our Facebook page (@HuntersStroud) & Instagram page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing or letting your home.

HUNTERS

Hunters are one of the UK's leading estate agents with over 200 branches throughout the country. You can arrange your valuation on-line by visiting www.hunters.com to reserve your space or call us on 01453 764912.



APARTMENT 4 FLOOR AREA - 63M²

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.

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