



HUNTERS[®]
HERE TO GET *you* THERE

**Stroudwater Court, Cainscross Road, Stroud | Guide Price £350,000
Call us today on 01453 764912**



Energy efficiency rating for this property

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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.

**** CHAIN FREE ** Hunters Estate Agents are delighted to be offering this top floor retirement flat located in popular Stroudwater Court retirement development. Overlooking the Stroudwater canal and Stroud centre being a short walk away, this charming two bedroom flat is excellent for anyone looking for that retirement life.**

SITUATION

Stroudwater Court is a newly constructed McCarthy and Stone retirement complex near the centre of the traditional Cotswold market town of Stroud. Stroud centre offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington and various bus routes in and out of the town. The M5 junction 13 is also convenient and is found approximately six miles away. A short drive will take you to Sainsbury's Supermarket along with Selsley and Rodborough Commons offering excellent dog walking territory and further possibilities for outdoor recreational pursuits.

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 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).

ENTRANCE HALL

Underfloor heating, smoke alarm and storage cupboard containing hot water tank.

LIVING/DINING ROOM

20'1" x 14'6"

Maximum dimensions overall. UPVC double glazed windows with views, TV point, phone point, USB socket & underfloor heating.

KITCHEN

11'4" x 7'3"

Good range of wall, floor & draw kitchen unit, work surface incorporating a stainless steel drainer sink with mixer tap, built-in oven, induction hob, fridge & freezer, extractor fan, tiled floor, underfloor heating, splash back tiling and UPVC double glazed window & door to balcony with views.

BEDROOM TWO

11'4" x 10'0"

UPVC double glazed windows with views, TV point and underfloor heating.

BATHROOM

7'0" x 4'7"

Low level WC, vanity sink with mixer tap, shower cubicle, shower off mains, tiled floor, splash back tiling, heated towel rail and underfloor heating.

BEDROOM ONE

16'0" x 9'9"

UPVC double glazed windows with views, TV point, phone point, underfloor heating and walk-in wardrobe with lighting.

EN-SUITE

7'3" x 6'11"

Low level WC, vanity sink with mixer tap, walk-in shower, shower off mains, tiled floor, underfloor heating, splash back tiling and a heated towel rail.

BALCONY

25'10" x 7'3"

Larger than average & private balcony with views, outside lighting and an electric awning,

COMMUNAL GARDENS

There are maintained communal grounds which incorporate a 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. There is a wonderful view across the canal.

COUNCIL TAX BAND

The council tax band is B.

TENURE

The property is leasehold and has a 125 year lease from 2016.

MANAGEMENT COMPANY

The management charge is approx. £352.42 per month. This covers the cleaning of the communal areas, cleaning of the external windows, apartment water rates, building insurance, electric/heating/lighting/water & power in the communal area and the 24 hour emergency call system. There is a ground rent of £247,50 per 6 months.

PARKING

There is limited number of parking spaces available in Stroudwater Court. If none are available, the residents goes on the reserved list. There is a fee of £250 per annum. Please check with the House Manager on site for availability.

COMMUNAL LOUNGE

All residents benefits from use of the communal lounge with kitchen area. Various activities happen during the day & evening including coffee mornings, movie night, games night, ETC

LAUNDRY ROOM

All residents have use of the laundry room which has washing machine, tumble dryers and ironing facilities available. The main community board is also located in here.

STORE ROOM

There is a store room located within the building which allow residents to store mobility scooters.

GUEST SUITE

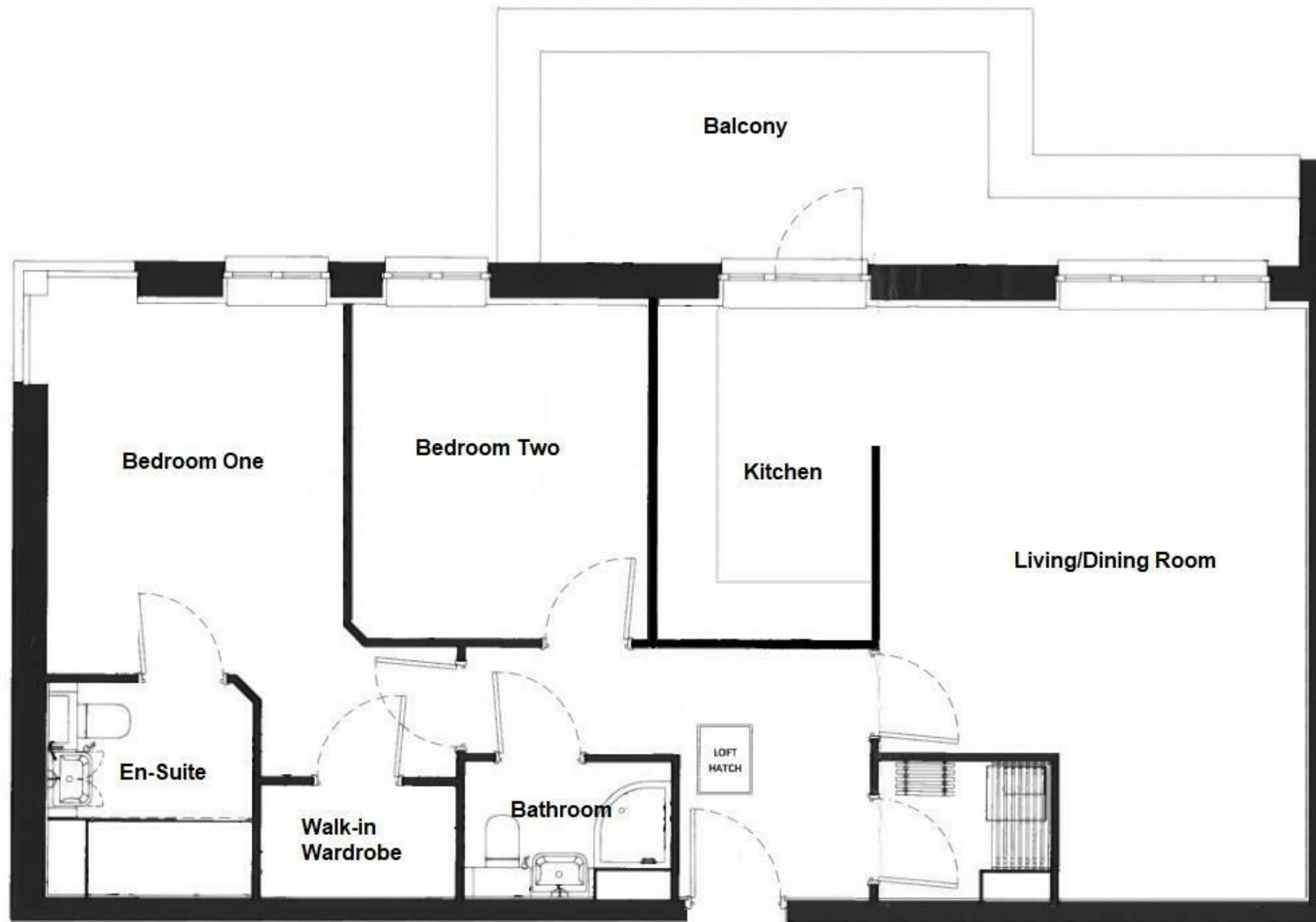
Family or friends can book and stay in the guest suite within Stroudwater Court at a small charge of approx. £25 per night.

COMMUNITY

There is a great community at Stroudwater Court. They have various organized events.

HOUSE MANAGER

The house manager works Monday to Friday and take cares of all the residents and assist with anything they might need help with.



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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