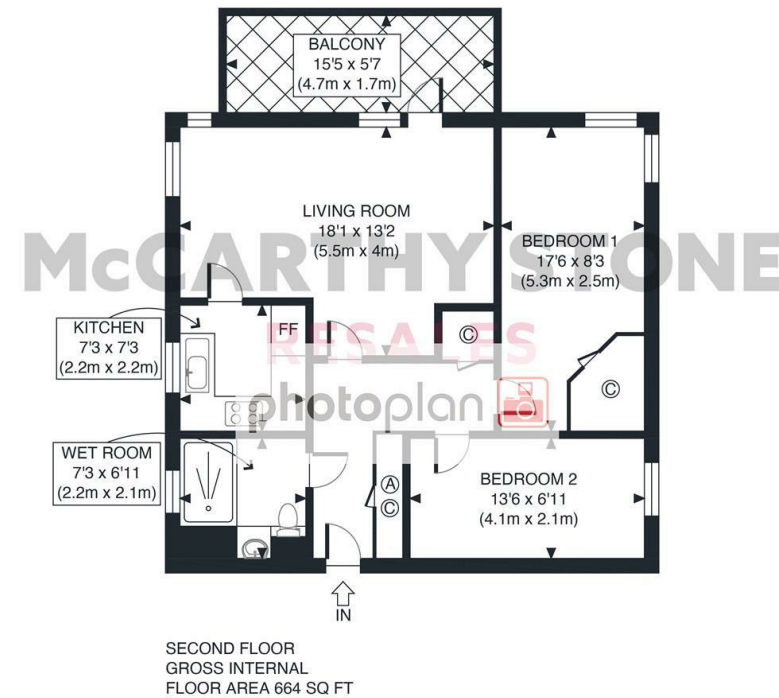


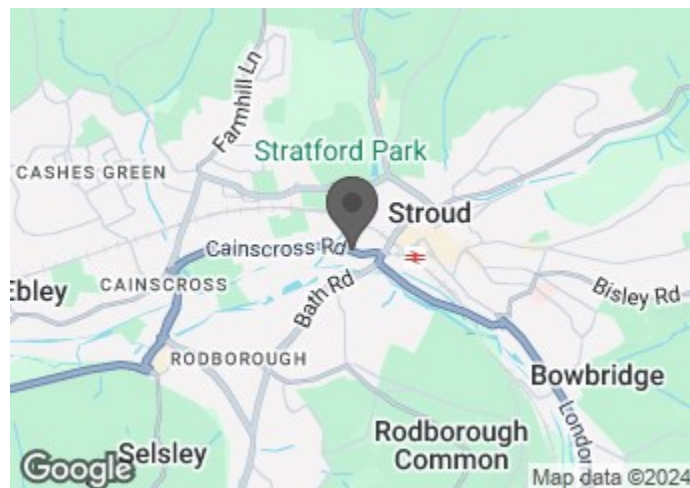
McCARTHY STONE RESALES

14 STROUDWATER COURT 1 CAINSCROSS ROAD, STROUD, GL5 4ET



APPROX. GROSS INTERNAL FLOOR AREA 664 SQ FT / 62 SQM	Stroud Water Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 14/07/23
	photoplan

COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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****MUST SEE**** A bright and airy two bedroom retirement apartment on the first floor with dual aspect living room and a large walk out balcony. Part of McCarthy & Stone's Retirement Living collection, Stroudwater Court is located in the heart of the charming market town of Stroud- benefiting from local amenities and transport links.

PRICE REDUCTION

ASKING PRICE £270,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

STROUDWATER COURT, 1 CAINSCROSS

2 BEDROOMS £270,000

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 price at £25 a night). 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

ENTRANCE HALL

Door to walk in storage cupboard and additional door to airing cupboard. Emergency intercom. Security door entry system. Other doors leading to shower room, living room and both bedrooms.

LIVING ROOM

A dual aspect living room with space for a dining area. Two full length double glazed windows provide the room with plenty of natural light. A separate double glazed door opening on to a large balcony with room for

garden furniture. TV and telephone point. Two ceiling light fittings. Power points.

KITCHEN

Modern fitted kitchen with floor and eye level storage. Integrated fridge and freezer. Easy access oven with bottom opening door. Four ringed induction hob with spot lights and extractor hood above. A double glazed window is positioned above a sink and drainer with mixer tap. Extractor Fan.

MASTER BEDROOM

Two full length double glazed corner window's giving a dual aspect outlook. Central ceiling light fitting. Walk in wardrobe. TV and telephone point. Power points.

SECOND BEDROOM

Bright and spacious room with a full length double glazed window. Power points and ceiling light fitting.

SHOWER ROOM (WET ROOM)

Fully tiled purpose built wet room with WC. Vanity unit inset wash hand basin with mixer tap and fitted mirror above. Shower with grab rail and shower screen. Extractor fan. Heated towel rail. Double glazed fixed window providing natural light. Emergency pull-cord.

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

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.

Annual service charge is £4,466.03 for financial year ending 30/09/2025.

PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

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

GROUND RENT

Ground rent: £495 per annum
Ground rent review: 1st June 2030

LEASE INFO

125 years from 1st June 2015

ADDITIONAL INFORMATION & SERVICES

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

