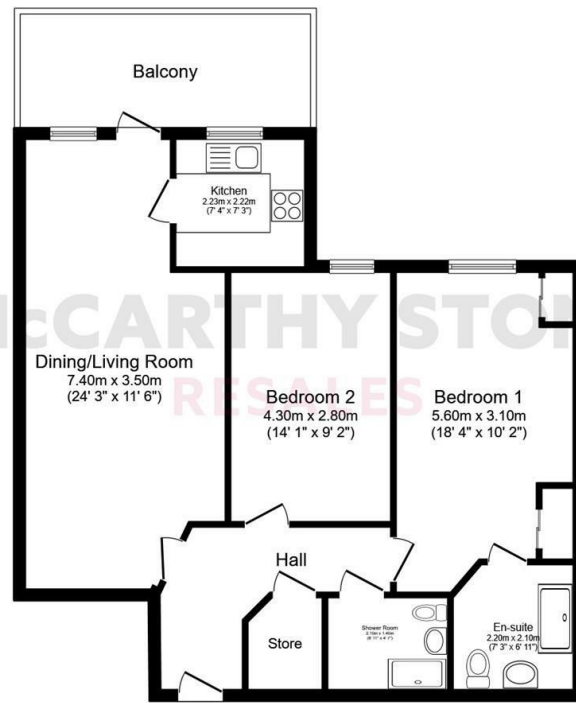


McCARTHY STONE RESALES

10 STROUDWATER COURT

1 CAINSCROSS ROAD, STROUD, GL5 4ET



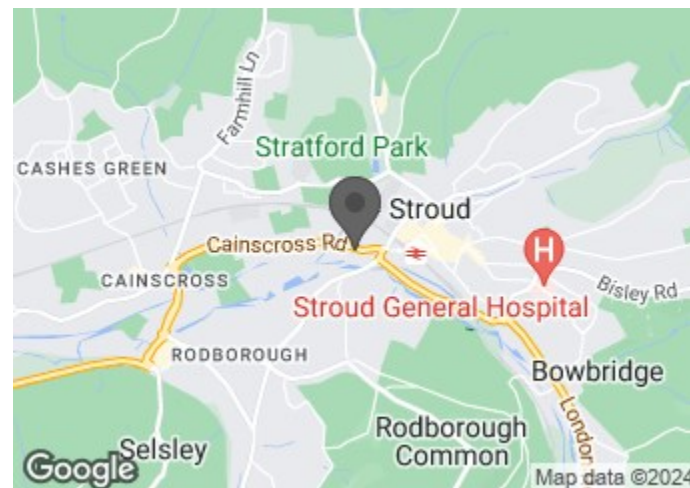
Total floor area 77.4 sq.m. (833 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(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 first floor retirement apartment with a **BALCONY OVERLOOKING THE CANAL**. 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 £300,000 LEASEHOLD

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

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

STROUDWATER COURT, 1 CAINSCROSS

2 BEDROOMS £300,000

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 bright and spacious living room, benefiting from a large balcony, with beautiful views over the canal. The balcony is large enough for a table and chairs so you can enjoy the view. 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 side 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 windows, allowing the sunlight to fill the room. Central ceiling light fitting. Walk in wardrobe. TV and telephone point. Power points. Door leading to the en-suite bathroom.

EN-SUITE

A modern en-suite with a WC with concealed cistern, vanity wash-basin with undersink cupboard and work-surface and mirror with integral light over. Level access, walk-in shower with glazed screen, ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

SECOND BEDROOM

Full length double glazed window. This room could even be used as dining or office room, fitted with a computer unit that the seller is happy to leave behind. 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. 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.

Service charge £4,229.03 per annum (for financial year end 30/09/2024)

PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

A parking space can be rented for £250 per annum.

GROUND RENT

£495 per annum
Ground rent review: Jun-30

LEASE INFO

125 years from 1st June 2015

