

LANSDOWN



AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

70 LANSDOWN STROUD, GL5 1BH

Offers over £189,950

Description

This is a lovely two bedroom apartment with a difference. Set in the heart of Stroud, walking distance to the town and amenities. Having parking on approach directly outside the property for two small cars and integral single garage and private entrance. Communal gardens to the rear. OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

From the driveway parking for two cars in front of the garage. Front door leads into private entrance hall with stairs leading to the first floor, doors to garage and cloakroom. Very useful having internal door to the garage and a cloakroom at this level. Downstairs cloakroom with window to the side, low level WC and hand wash basin.

To the first floor landing a very useful door to the side provides access to outside. Doors leads to bedrooms, bathroom and living space. Door to storage cupboard.

Open plan sitting and dining room with window to the front and ample space for all furniture and dining area. Opening to a fitted kitchen.

Kitchen has a window to the front, sink inset to work top with a range of base and wall mounted cabinets. Plumbing for washing machine, built in oven and hob with space for fridge.

Bedroom one is a double room with views to the communal gardens and feels very private. Bedroom two is a single room also with views to the communal gardens. Throughout the apartment is a wealth of natural light.

Outside communal area

Access can be obtained from the first floor landing to the side of the building an external staircase that leads from the driveway up the side of the building. This provides access into the apartment on the first floor along with further steps leading to elevated lawned area at the rear with washing lines in place. All laid to lawn. Nice to have outside space to access and use in the summer months.

AGENT NOTE

Leasehold with a 999 year lease that started in 1997 with 961 years remaining.

COSTS COVER MAINTENANCE, GROUND RENT AND INSURANCE £579.33 for 2024/2025

- A rare find an apartment on the edge of Stroud centre with parking & garage
- Private entrance with hall, downstairs cloakroom, internal access to the garage
- One double and one single bedroom, both have a wealth of natural light
- Fitted kitchen with space for appliances
- Although dated has been well looked after internally
- Parking for one/two cars up to an integral single garage
- Stairs lead to all accommodation on the first floor
- Open plan sitting room with dining area opening to the kitchen
- Communal gardens to the rear and washing area with access from the 1st floor to outside
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN





Location & Amenities

Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Stroud has been described as "The Covent Garden of the Cotswolds".

Stroud is a well-known centre for arts and crafts and the weekly Farmers Market has been voted the best in the country and the newly completed indoor Five Valleys shopping centre is a fantastic attraction. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park.

Stroud has a wealth of local pubs and restaurants and the very well regarded Stroud brewery offering great social events with ethical and organic beer has become a very cherished landmark.

Stroud has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse. Good transport links with London Paddington by train and Bath and Bristol by car.

Useful Information

Tenure: Leasehold.

Viewing arrangements: Strictly by appointment through AJ Estate Agents.

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band A and EPC rating C

Directions

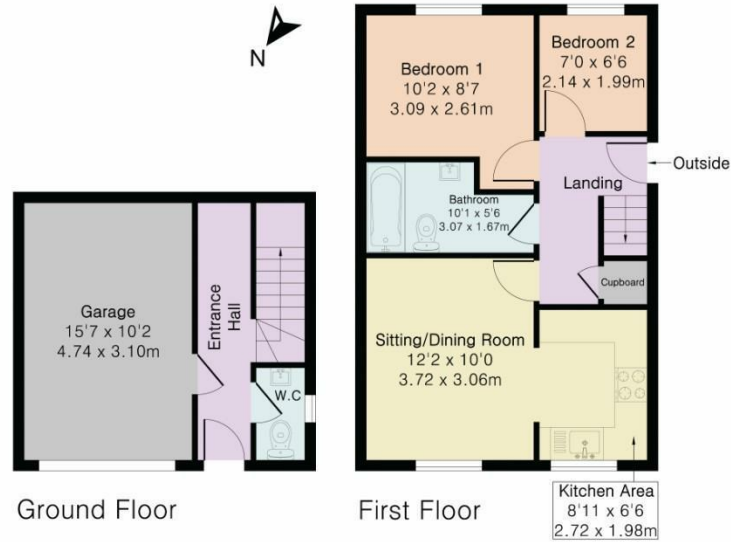
From the centre of Stroud from Cainscross road up to the island opposite Ecotricity, turn left follow the A46 passing the new shopping centre on your right up to a further island and turn right onto and then immediately left onto the B4070 Slad road passing the CO-OP food store on the right hand side. Follow this road taking the turning on the right into Lansdown, follow the road until for to the right which is a continuation of Lansdown and the apartment is located a short distance on the left hand side as denoted by our for sale board.



Approximate Gross Internal Area 721 sq ft - 67 sq m

Ground Floor Area 264 sq ft – 25 sq m

First Floor Area 457 sq ft – 42 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



AJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
rightmove

AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.