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Sales & Lettings

Flat 4, Russell House, Russell Street,
Stroud, Gloucestershire, GL5 3AJ
Price £95,000

Flat 4 Russell House, Russell Street, Stroud, Gloucestershire, GL5 3AJ

A neatly presented one double bedroom ground floor apartment that benefits from under floor central heating, stylish modern open plan kitchen/living area and bathroom. The property will appeal to anyone looking for a low maintenance home in a convenient location. Ideal FTB/Investment. No Chain.

A neatly presented ground floor apartment located within this gated courtyard complex. The accommodation briefly consists: Entrance hall, stylish open plan kitchen/living area, double bedroom and bathroom. Benefits include double glazing and electric under floor heating. The property will appeal to anyone looking for a low maintenance home in a convenient location. Ideal first time buy or investment purchase. No Chain.

Amenities: Russell House is situated within Stroud Town Centre. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros are all within walking distance. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Communal Entrance

Approached via wrought iron security gates and communal gardens you lead to the communal front door. Communal hall with stairs up to all floors.

Hall

Door to side, security entry phone, exposed timber flooring with under floor heating. Opening to kitchen/living area.

Open plan Kitchen/living room 5.65m (18'6") Max x 3.23m (10'7") Max

Double glazed timber window to front, modern matching range of fitted wall and base units complemented with contrasting work surface over, stainless steel sink with mixer tap separate drainer, built in electric hob with oven under and filter hood over, space for fridge/freezer and plumbing for washing machine. Airing cupboard housing the hot water tank, television point, exposed timber flooring with under floor heating.

Double bedroom 3.13m (10'3") x 2.65m (8'8")

Double glazed timber window to front, television point and under floor heating.

Bathroom 2.47m (8'1") Max x 1.37m (4'6")

Extractor. Suite consisting bath with mixer shower, wall mounted wash hand basin and low level WC. Part tiled walls, shaver point and tiled floor with under floor heating.

Outside

Gated communal garden laid to slabs and well stocked flower and mature shrub borders. Bin Store area and outside lighting.

Agents Note

Tenure: Leasehold
Ground rent £48 a year
Service charges yearly £585.10 for 2023
Lease length - 999 lease from 1 Jan 2006
Management Company: Sawyers Estate Agents, Stroud.

(These figures are subject to change and should be checked by your legal advisor)

Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

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Local Authority

Stroud District Council - Band A

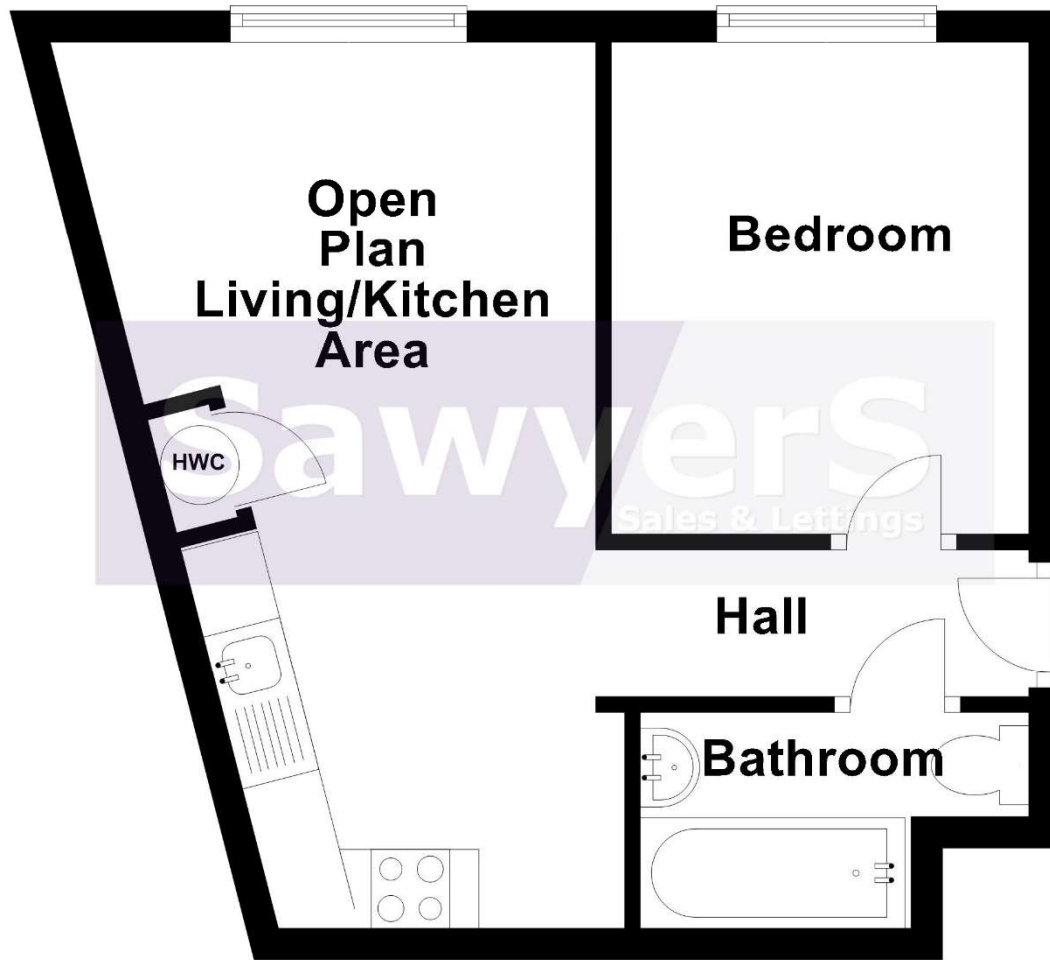
Directions

For SAT NAV use: GL5 3AJ

From our office in George Street, continue around the one way system into Russell Street, where the building will be found on your right hand side. The apartment will be identified by our 'For Sale' board.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(84-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



Plans are to be used as a guide only and are not to scale.
Plan produced using PlanUp.

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