



**Sawyers**  
Sales & Lettings

**Flat 4, Wilinton Terrace, London Road,  
Stroud, Gloucestershire, GL5 2BZ  
Price £174,950**

# Flat 4 Wilmlinton Terrace, London Road, Stroud, Gloucestershire, GL5 2BZ

**A neatly presented two bedroom first floor apartment with pleasant views from the rear that can be enjoyed from the Juliet Balcony. Located just a few hundred yards from the town centre, the apartment offers modern kitchen and en suite to the principal bedroom. Parking & bike store. No Chain.**

**Sawyers Estate Agents** are pleased to bring to the market this well presented two bedroom first floor apartment with the benefit of access from the ground level from the front elevation. Superb views can be enjoyed from the rear Juliet Balcony. The accommodation briefly consists entrance hall, modern kitchen, lounge/dining room, two bedrooms with en suite to the principal bedroom and separate bathroom. Benefits include double glazing and gas central heating. Outside you will find the allocated parking space and useful bike store. No onward chain.

**Amenities:** Wilmlinton Terrace is within a few hundred yards of the 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. 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

Secure entry system, stairs to lower and upper floors.

## Entrance Hall

Door to communal hall. Secure entry phone system, useful storage cupboard and radiator.

## Lounge/Dining Room 5.41m (17'9") x 3.57m (11'9")

Double glazed French doors to rear with Juliet style balcony and views of the surrounding valley. Double glazed window to side, two radiators and television point.

## Kitchen 3.08m (10'1") x 2.59m (8'6")

Double glazed window to side. Recessed down lighting. Stylish range of modern wall and base units complemented with contrasting work surface over, stainless steel one and a quarter bowl sink unit with mixer tap, part tiled walls, built in gas hob with oven under and filter hood over, space for fridge/freezer, built in washer/dryer and tiled floor.

## Bedroom One 4.2m (13'9") x 2.59m (8'6")

Double glazed sash style window to front, double glazed sash style window to side, built in wardrobe, radiator and television point.

## En-suite

Double glazed obscure glazed sash style window to front, double shower cubicle with `Mira` shower, low level WC, pedestal wash hand basin, tiled splash backs and wall mounted shaver point with light. Radiator.

## Bedroom Two 2.82m (9'3") x 2.49m (8'2")

Double glazed window to side and radiator.

## Bathroom

Extractor. Suite consisting bath with `Mira` shower over, low level WC, pedestal wash hand basin, part tiled walls and wall mounted shaver point with light. Radiator.

## Outside

Allocated parking for one vehicle and useful bicycle store.

## Agents Note

Tenure: Leasehold

Lease Length: 125 years from 2008

Service Charge: £1,831.36 per annum

Ground Rent: £250 per annum

Management Company: Y&Y Management, London.

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

## Selling Agent

Sawyers Estate Agents  
17 George Street  
Stroud  
Gloucestershire  
GL5 3DP

01453 751647

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## Local Authority

Stroud District Council - Band B

## Directions

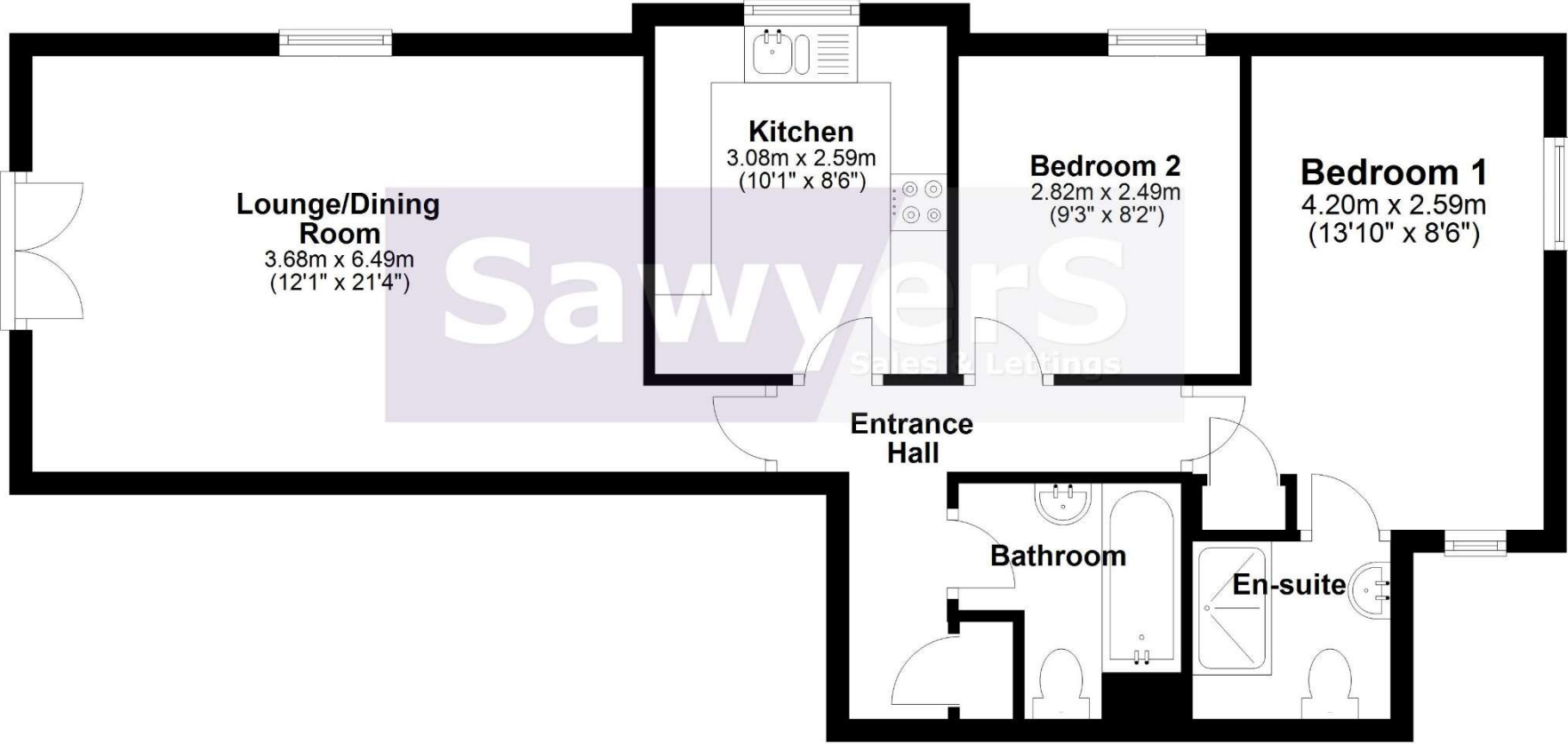
For SAT NAV use: GL5 2BZ

Leave Stroud via the A419 London Road towards Cirencester. The property will be located within 300 yards on your right hand side, clearly identified by our `For Sale` board. The parking is located to the rear of the building.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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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