



SawyerS
Sales & Lettings

Flat 8, Russell House, Russell Street,
Stroud, Gloucestershire, GL5 3AJ
Price: £119,000

Flat 8, Russell House, Russell Street, Stroud, Gloucestershire, GL5 3AJ

A neatly presented one double bedroom first floor apartment that benefits from under floor central heating, stylish kitchen, living/dining room 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 first floor apartment located within this gated courtyard complex. The accommodation briefly consists: Entrance hall, stylish kitchen, living/dining room, 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.

Entrance Hall

Door to communal hall, built in storage cupboard and under floor heating.

Living/Dining Room 4.99m (16'4") x 2.81m (9'3")

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

Kitchen 2.81m (9'3") x 1.65m (5'5")

Stylish range of fitted wall and base units complemented with contrasting work surfaces, stainless steel sink with mixer tap, fitted electric hob with oven under and filter hood over, plumbing for washing machine and space for fridge/freezer.

Bedroom 3.2m (10'6") x 2.55m (8'4")

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

Bathroom 2.43m (8'0") Max x 2.12m (6'11")

Extractor, bath with shower attachment, low level WC and wall mounted wash hand basin. Part tiled walls and tiled floor.

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 £577.81 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

01453 751647

info@sawyersestateagents.co.uk

EPC

Pending

Local Authority

Stroud District Council - Band A

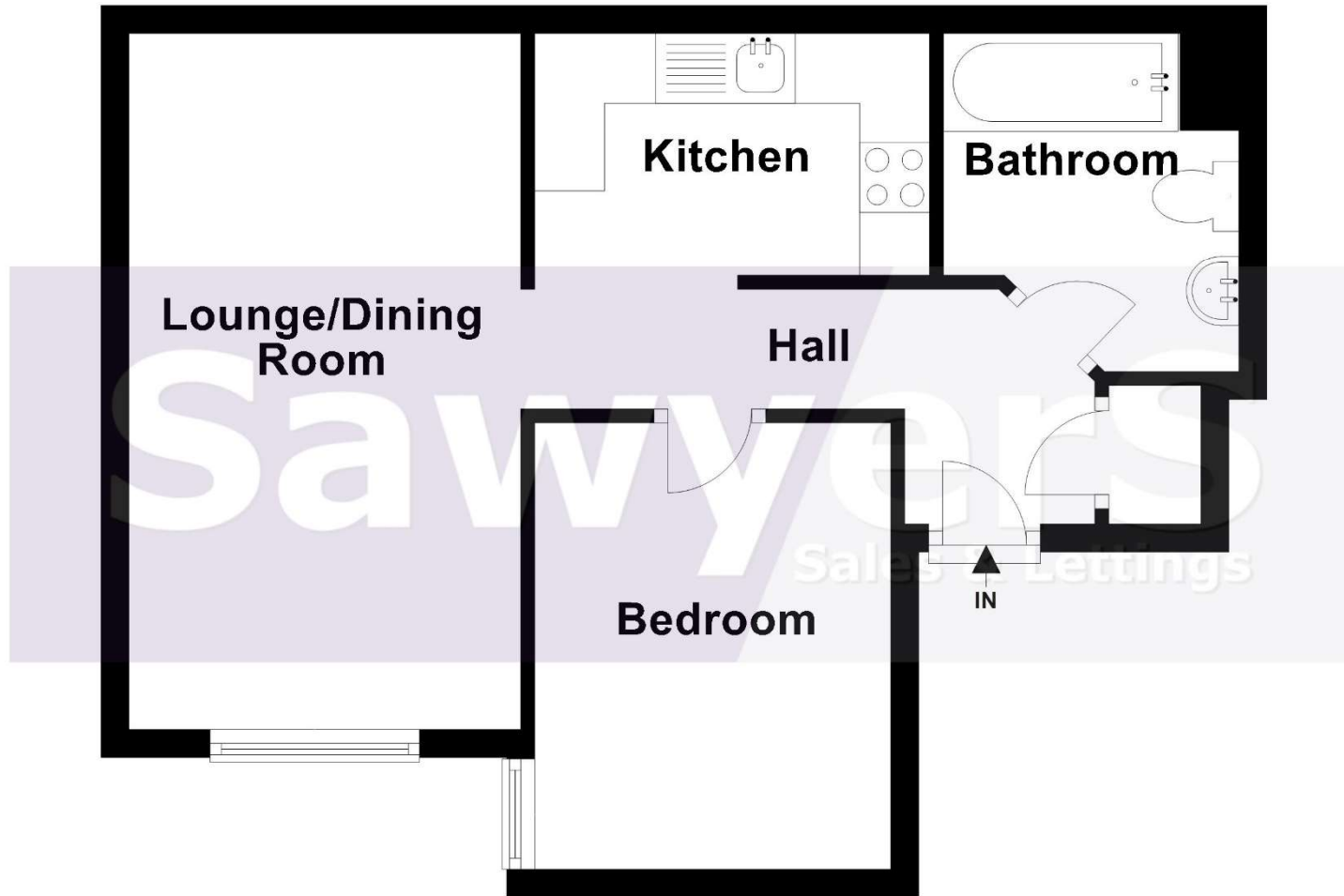
Directions

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.

Ground Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



Total area: approx. 38.3 sq. metres (411.8 sq. feet)

Plans are to be used as a guide only and are not to scale.

Plan produced using PlanUp.

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

