



21 Hill Top View, Chalford, Stroud,  
Gloucestershire, GL6 8HL  
Price £145,000

**SawyerS**  
Sales & Lettings

# 21 Hill Top View, Chalford, Stroud, Gloucestershire, GL6 8HL

**A well presented, light and airy one double bedroom top floor apartment with pleasant views from the rear. The apartment offers modern kitchen and bathroom with built in wardrobes in the bedroom. Communal garden, allocated parking & useful bin store.**

**No Chain.**

**Sawyers Estate Agents** are pleased to bring to the market this well presented, light and airy one double bedroom top floor apartment, situated within the popular Manor Farm development in Chalford. The apartment enjoys views across towards the surrounding valley. Via a secure communal entrance, stairs give access to the top floor. The accommodation briefly consists, entrance hall, living room, modern stylish kitchen, double bedroom with built in wardrobes and modern bathroom. Benefits include modern fittings, double glazing and electric heating. Outside you will find the allocated parking, pleasant communal garden and useful bin store. The property is offered with no onward chain.

**Amenities:** - Hill Top View is located within the popular Manor Farm development located at Chalford/Bussage. This is a modern development created over the last 30 years, which has proved very popular with all age groups. Amenities include a primary school, doctor's surgery and both a Tesco Express and take away shop. A primary and secondary school is also within walking distance. The nearest town, Stroud, is located some 4 miles away.

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 upper floors.

## **Entrance Hall**

Secure entry phone system, storage cupboard and electric storage heater.

## **Living Room 4.27m (14'0") x 3m (9'10")**

Double glazed window to rear, electric storage heater and television point. Opening to Kitchen.

## **Kitchen 3.25m (10'8") x 1.71m (5'7")**

Double glazed window to rear. Modern range of fitted wall and base units complemented with contrasting roll edged work surfaces over. Stainless steel single drainer sink unit with mixer tap, tiled splash backs, built in electric hob with oven under and filter hood over, plumbing for washing machine and spaced for fridge.

## **Double Bedroom 2.97m (9'9") x 2.89m (9'6") To Wardrobe**

Double glazed window to front, built in double wardrobe, airing cupboard and electric storage heater.

## **Bathroom 2.05m (6'9") x 1.71m (5'7")**

Extractor. Access to loft. Suite consisting bath with electric shower over, low level WC and pedestal wash hand basin. Part tiled walls, shaver point with light, wall mounted electric fan heater and tiled floor.

## **Outside**

### **Allocated Parking**

Parking for one vehicle.

### **Communal Garden**

Communal garden being mainly laid to lawn accessed via a side gate. Useful bin store area.

## **Agents Note**

Tenure: Leasehold

Ground rent:

Service charges: £663.74 for 2024

Lease length: 116 years remaining (2024)

Freeholder: Aston Green (Management) Ltd

Management Company: CMG Leasehold Management Ltd (01452) 331289

(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

## **Local Authority**

Stroud District Council - Band A

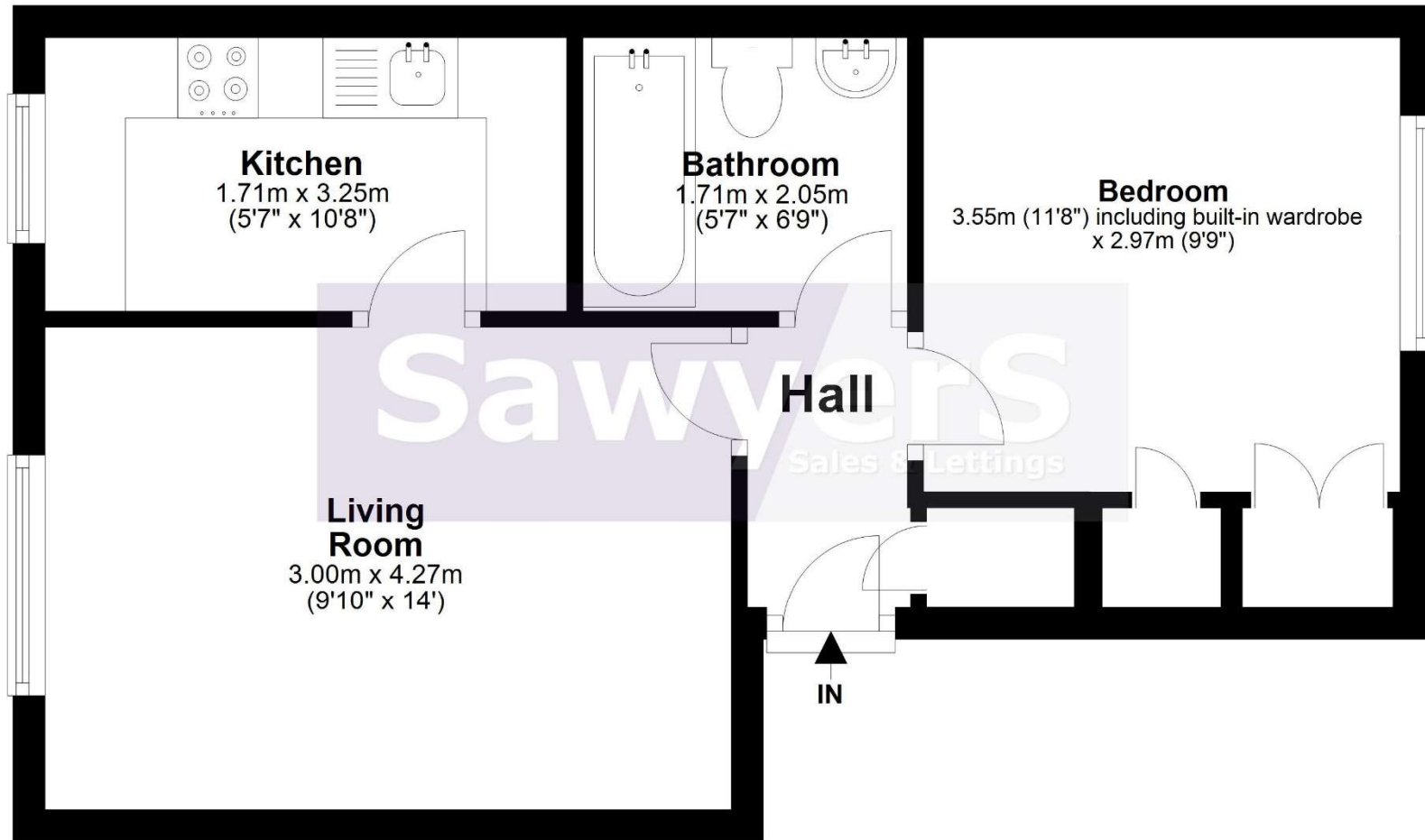
## **Directions**

For SAT NAV use: GL6 8HL

From Stroud take the A419 London Road towards Cirencester, continue through Thrupp and into Brimscombe. Turn left into Toadsmoor Road, continue to the top of the hill. Turn right into The Ridgeway and then left into Tanglewood Way. Turn left into the Old Common. Proceed ahead then turn right into Hill Top View. The property will be found a short distance along on your left hand side. The parking is located around the rear of the building.

**EPC:** Pending

# Ground Floor



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.

