



**SawyerS**  
Sales & Lettings

**Flat 3, 3 Whitehall, Stroud,  
Gloucestershire, GL5 1HA  
Price £220,000**

# Flat 3, 3 Whitehall, Stroud, Gloucestershire, GL5 1HA

**A charming two double bedroom top floor apartment located within the heart of `Old Stroud` and within easy reach of the town centre. Well presented throughout. Southerly aspect with breathtaking views. Outside you will find the allocated parking space to the rear.**

**Sawyers Estate Agents** are pleased to bring to the market this well presented, light and airy two double bedroom top floor apartment enjoying a southerly aspect with superb views across towards the surround valleys and beyond. The accommodation briefly consists entrance hall, modern open plan kitchen/living/dining room with stylish kitchen units. Two double bedrooms (One of which is currently utilised as a further sitting room) and separate shower room. Benefits include double glazing and electric central heating. Outside you will find the allocated parking space to the rear.

**Amenities:** Whitehall is located in a choice location within `Old Stroud` and is within walking distance of 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 upper floors.

## Entrance Hall

Door to communal hall and access to loft. Radiator.

## Open plan Kitchen/living/dining room 5.22m (17'2") x 3.77m (12'4")

Two double glazed windows to front with breathtaking views of the surrounding valleys and beyond. Modern and stylish range of fitted wall and base units complemented with contrasting work surfaces over, one and a quarter bowl single drainer sink unit with mixer tap, tiled splash backs, fitted electric hob with oven under and filter hood over. Space for fridge/freezer and plumbing for washing machine. Radiator and television point.

## Bedroom One 3.49m (11'5") x 3.22m (10'7")

Double glazed window to rear. Radiator.

## Sitting Room/Bedroom Two 5.24m (17'2") x 3.31m (10'10")

Double glazed windows to front with breathtaking views of the surrounding valleys and beyond. Radiator and television point.

## Shower Room

Double glazed window to rear. Extractor. Shower cubicle, low level W/C, and pedestal wash hand basin. Splash backs, shaver point, chrome heated towel rail and airing cupboard housing the hot water tank.

## Outside

Gated path to the front door. Allocated parking to the rear of the building.

## Agents Note

Tenure: Leasehold

Lease Length: 100 years, with 97 years remaining (2024)

Service Charge: £1,496 per annum

Ground Rent: £Nil

Management Company: Complete Property Group.

Please note that the lease holders of the building are in the process of acquiring shares of the Freehold with the view of taking over the management themselves.

(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

info@sawyersestateagents.co.uk


## Local Authority

Stroud District Council - Band A

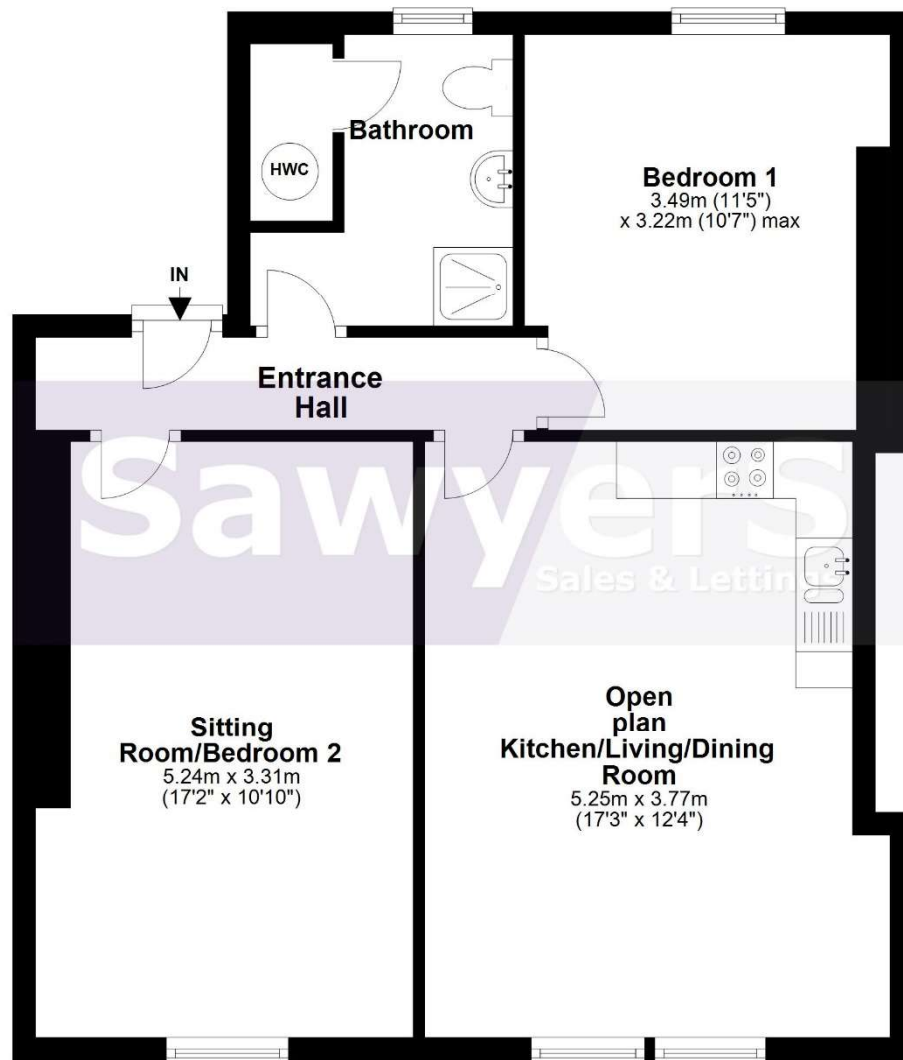
## Directions

For SAT NAV use: GL5 1HA

Leave Stroud via the A419 London Road heading towards Cirencester, turn left into Field Road (Just before the Waitrose roundabout) continue up the road into Trinity Road passing the Church on your right. At the cross roads turn left into Whitehall Road where the property can be found on your right, clearly identified by our `For Sale` board.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.

**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.

