



11 Hill Paul, Cheapside, Stroud,  
Gloucestershire, GL5 3BL  
Price £109,500

**SawyerS**  
Sales & Lettings

# 11 Hill Paul, Cheapside, Stroud, Gloucestershire, GL5 3BL

**A well presented west facing studio apartment located on the second floor within this much sought after conversion of the historic Hill Paul building. Modern open plan living area with separate kitchen and shower room. Walking distance of the town centre. No Chain. Ideal FTB or investment.**

**Sawyers Estate Agents** are delighted to present onto the market this well presented west facing studio apartment located within a much sought after conversion of the historic Hill Paul building. The accommodation briefly consists living/dining/bedroom area, separate fitted modern kitchen and shower room. Benefits include double glazing and electric heating. Character exposed brick work feature wall. The flat is offered for sale chain free. Ideal investor or first time purchase.

Agents Note: Although the property does not benefit from allocated off road parking, a public car park is located nearby which is subject to hourly charging or an annual permit can be purchased from the local authority.

**Amenities:** Hill Paul is located across from the Stroud Railway Station and 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 via glazed double doors, stairs and lift to upper floors.

## Entrance Hall

Door to communal hall, airing cupboard, smoke alarm, opening to living/bedroom area and doors to kitchen and shower room.

## Kitchen 2.43m (8'0") x 1.96m (6'5")

Recessed down lights, range of modern wall and base units complemented with contrasting roll edge work surfaces over, stainless steel one and a quarter bowl sink unit, tiled splash backs, built in electric hob with electric oven under and extractor hood over, plumbing for washing machine and space for fridge/freezer.

## Open plan Living/Dining/Bedroom 4.75m (15'7") x 4.46m (14'8")

Three double glazed windows to side with views across towards the surrounding valleys, night storage heater, telephone point, television point, power points, exposed brick work to one wall.

## Shower Room

Recessed down lights, suite comprising shower cubicle, low level W/C, wash hand basin, part tiled walls, shaver point with light, extractor fan and wall mounted vanity unit.

## Lease Details

Tenure: Leasehold

Lease Length: 125 years. Years remaining: 104 (2024)

Service Charge: £1,256.00 per annum

Ground Rent: £250 per annum

Management Company: Remas Management Ltd

Freeholder: Chelbury Homes Ltd

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

## Selling Agent

Sawyers Estate Agents  
17 George Street  
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## Local Authority

Stroud District Council - Band A

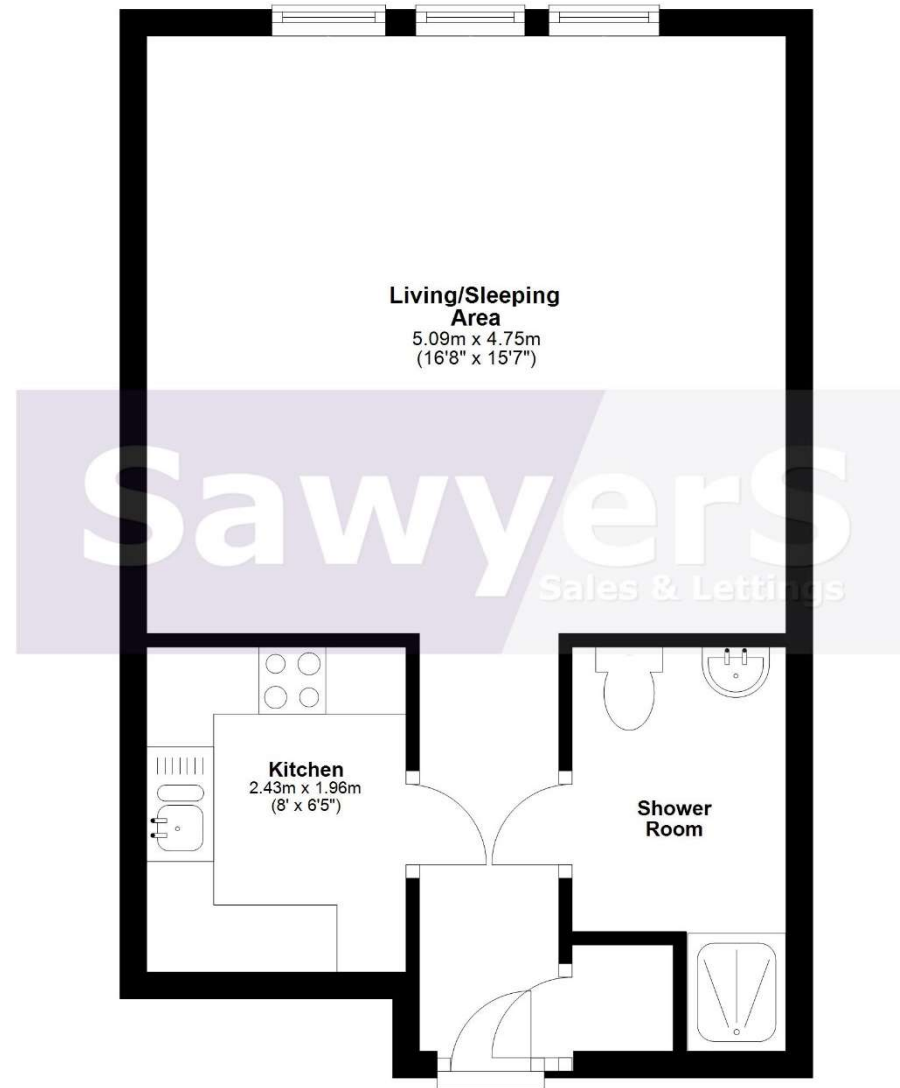
## Directions

For SAT NAV use: GL5 3BL

From Stroud take the one way system out of town via Rowcroft and on passing under the railway bridge, take the first exit at the roundabout into Cheapside. Hill Paul will be found a short distance up on your right hand side. A public car park is available next to the building, and is subject to hourly charges.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(84-91) <b>B</b>			84
(69-80) <b>C</b>		77	
(55-68) <b>D</b>			
(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.

