



SawyerS
Sales & Lettings

**50 Dudbridge Meadow, Dudbridge,
Stroud, Gloucestershire, GL5 3NH
Price £159,950**

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A light & airy two bedroom first floor apartment located within this popular cul-de-sac. Partially upgraded kitchen January 2024. Double glazed windows and electric heating. Allocated parking space, visitor parking and communal gardens. Ideal FTB or Investment. No onward chain.

Sawyers Estate Agents are delighted to bring to the market this light and airy two bedroom top floor apartment located in a pleasant position within this popular cul-de-sac. The accommodation in brief, consists of entrance hall, living room, kitchen - (partially upgraded in January 2024 to include flooring, work-tops, tiling, sink and taps) two bedrooms and a bathroom. Benefits include double glazed windows and electric heating. Allocated parking space, visitor parking and communal gardens. Ideal FTB or Investment. No onward chain.

Amenities: The apartment is found just over a mile from the centre of Stroud and all the amenities found there and yet is within a few minutes walk of Selsley and Rodborough Common and local open spaces. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of five valleys amidst the beautiful Cotswold countryside. It contains a rich blend of industrial heritage and modern amenities with its town centre shopping, bustling street market, a range of banks, restaurants, bistros and pubs. The railway station has a regular train service to London and Cheltenham. There are first class schools for all grades and age groups and good access to the M5 allows comfortable commuting to Cheltenham, Gloucester and Bristol.

Communal Entrance

Door to front, stairs to upper floor.

First Floor

Landing. Door to Entrance Hall

Entrance Hall

Access to loft, dado rail, airing cupboard housing hot water tank. Electric storage heater.

Living Room 3.82m (12'6") x 3.72m (12'2")

Double glazed window to front, coving, electric wall heater, television point and telephone point.

Kitchen 2.96m (9'9") x 2.2m (7'3")

The kitchen was partially modernised in January 2024. Double glazed window to side, range of matching wall and base units complemented with roll edged work surfaces, stainless steel one and a half bowl sink unit with drainer, tiled splash backs, space for cooker, plumbing for washing machine and space for fridge/freezer and a slimline dish washer. Wood effect laminate flooring

Bedroom One 3.26m (10'8") x 2.72m (8'11")

Double glazed window to rear, coving and electric wall heater.

Bedroom Two 3.26m (10'8") x 2.14m (7'0")

Double glazed window to rear and electric wall heater.

Bathroom 2.32m (7'7") x 1.67m (5'6")

Extractor. Suite comprising bath with shower over, low level WC and pedestal wash hand basin. Part tiled walls.

Outside

Communal Gardens

Enclosed communal gardens being mainly laid to lawn with shrubs and trees and a drying and bin area.

Allocated Parking

A private driveway off Dudbridge meadow gives access to a parking area to the rear of the block with one allocated parking space for number 50.

Agents Note

Tenure: Leasehold.

Length of lease: 91 years remaining from August 2024

Management Company: Dudbridge Management Company

Service Charges: £67 per month

Ground Rent: £0

Pets: No Pets permitted

Please note that each of the flat owners are Directors of the Dudbridge Management Company and hold one share certificate. Should members of DMC attend 3 of the 4 management meetings a year, an annual service charge refund of £240 will be made.

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

Selling Agent

Sawyers Estate Agents

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Local Authority

Stroud District Council - Band A

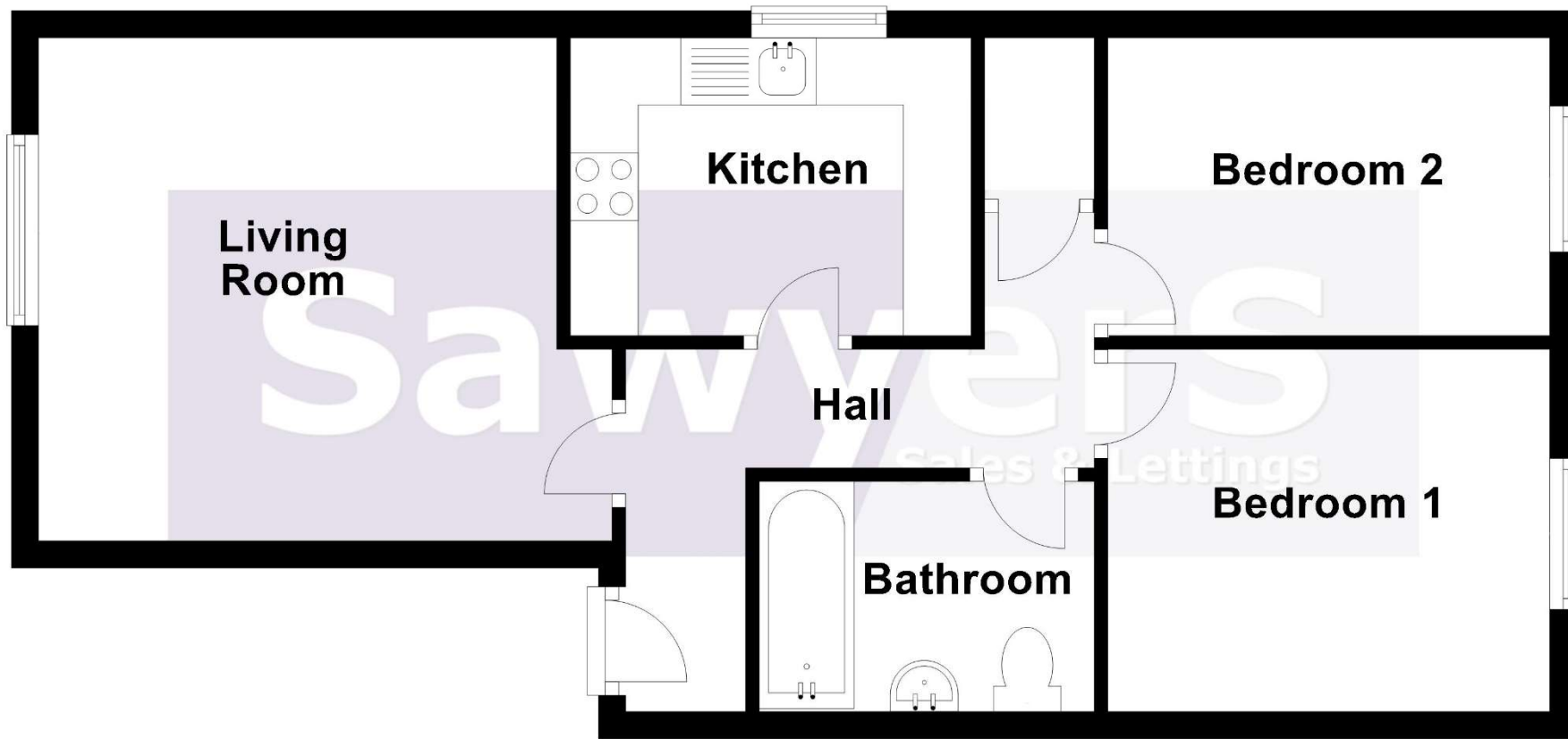
Directions

For SAT NAV use: GL5 3NH

Leave Stroud via the A46 Bath Road heading towards Nailsworth at the traffic lights (Golden Cross) turn right down Dudbridge Hill. At the next traffic lights take a sharp left into Dudbridge Road, after a short distance turn right into Dudbridge Meadow. The apartment can be found ahead of you, clearly identified by our 'For Sale' board

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	69
(39-54) E		
(21-38) F		
(1-20) G		
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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