



15 Hill Paul, Cheapside, Stroud,
Gloucestershire, GL5 3BL
Price OIEO £219,950

Sawyers
Sales & Lettings

15 Hill Paul, Cheapside, Stroud, Gloucestershire, GL5 3BL

A well presented, light and airy two double bedroom apartment located on the second floor within this much sought after conversion of the historic Hill Paul building. Southerly facing aspect. Character features with modern additions. Panoramic views. Walking distance of the town centre. No Chain.

Sawyers Estate Agents are delighted to present onto the market this well presented, light and airy two double bedroom apartment. Located on the second floor, with a southerly facing aspect, affording panoramic and long distance views across Stroud and the surrounding valleys.

The generous accommodation briefly consists, entrance hall, living/dining room, separate kitchen, two double bedrooms with built in double wardrobes, and en-suite shower to bedroom one. Character features complement the modern additions. Benefits include double glazing and electric heating. Access to the apartment can be obtained via the communal lifts or stairs. Internal viewing highly recommended to appreciate the space on offer. No Chain.

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.

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.

Communal Entrance

Secure entry via glazed double doors, stairs and lift to upper floors.

Entrance Hall

Door to communal hall, double glazed timber casement window to rear, electric storage heater and doors to all main rooms.

Sitting/Dining Room 4.7m (15'5") Max x 4.57m (15'0") Max

Double glazed wooden casement windows to rear and side with views over towards Rodbrough and Randwick. Exposed brick work, and two electric storage heaters.

Kitchen 3.05m (10'0") x 2.57m (8'5")

Double glazed wooden casement windows to the rear and side aspects. Recessed down lighting. Range of modern fitted wall and base units complemented with roll edged works surface over, stainless steel sink with mono mixer tap and tiled splash backs. Built in double electric oven with grill and four ring ceramic hob and extractor hood over. Plumbing for automatic washing machine and dishwasher, space for upright white goods. Exposed brick work.

Bedroom One 6.1m (20'0") x 3.66m (12'0")

Three double glazed wooden casement windows to the side aspect. Built in double wardrobes. Airing cupboard housing unvented water heater with immersion. Exposed brick work. Electric storage heater. Door to en-suite.

En-suite Shower Room

Extractor, Recessed down lighting, white suit consisting shower cubicle with Mira Shower, pedestal wash basin and low level WC. Wall mounted light with shaver socket. Wall mounted electric heater with timer.

Bedroom Two 3.23m (10'7") x 2.57m (8'5")

Two double glazed wooden casement windows to the rear aspect. Built in double wardrobes. Exposed brick work and electric heater with timer.

Bathroom

Extractor. Suite comprising panelled bath with mixer shower attachment over with folding glazed shower screen, pedestal wash hand basin and low level WC. Part tiled walls. Electric heater with timer. Wall mounted light with shaver socket. Exposed brick work.

Lease Details

Tenure: Leasehold

Lease Length: 125 years from 2003. Years remaining: 104 (2024)

Service Charge: £2,600.16 per annum

Ground Rent: £250 per annum

Management Company: Remas Management Ltd, Salisbury, SP2 7QY

Freeholder: Chelbury Homes Ltd

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

Selling Agent

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Local Authority

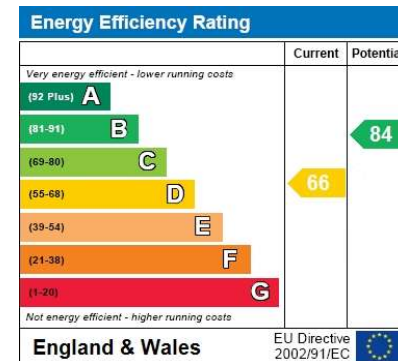
Stroud District Council - Band B

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.

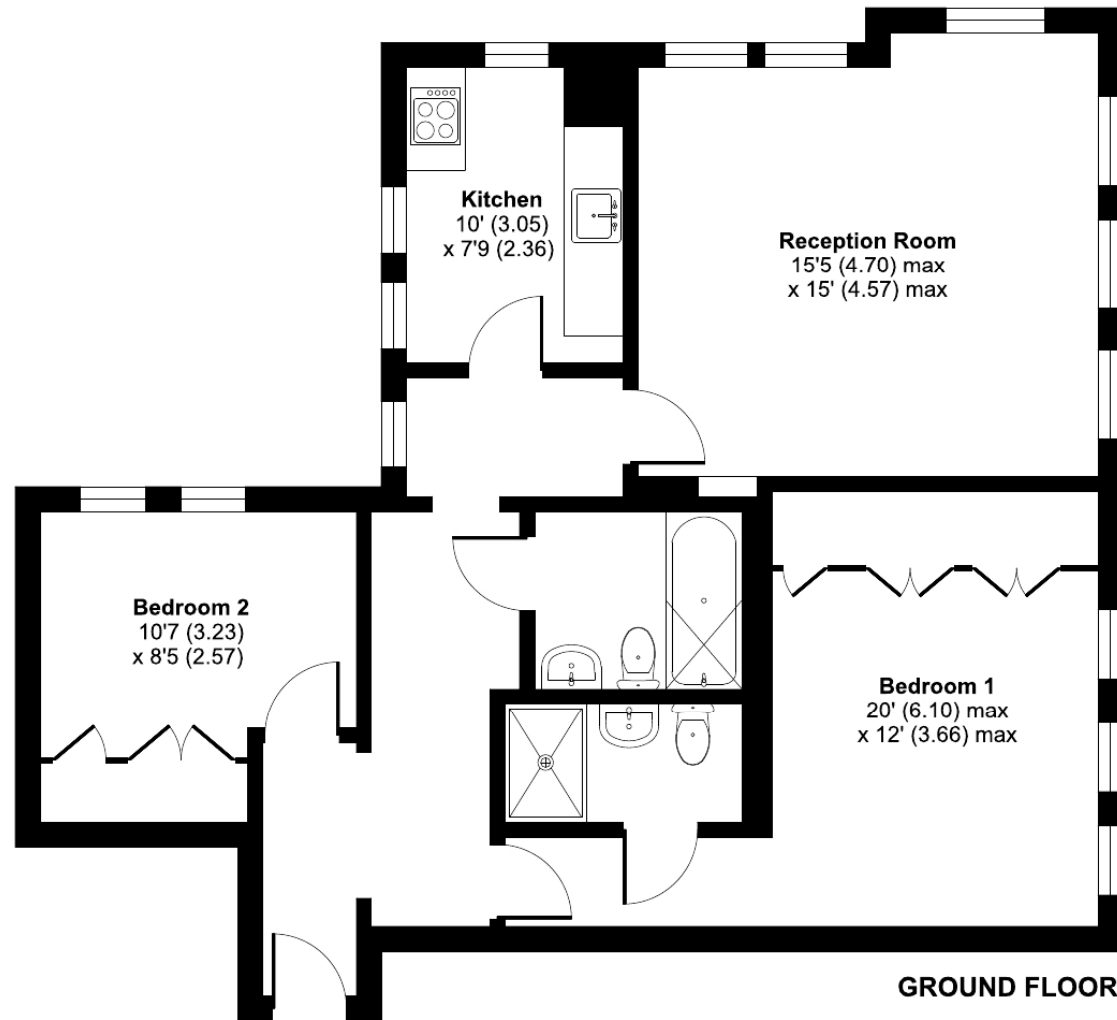
EPC



Hill Paul, Cheapside, Stroud, GL5

Approximate Area = 839 sq ft / 77.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sawyers Estate Agents. REF: 1201057

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