



**SawyerS**  
Sales & Lettings

Flat 42, St Matthews Court, Cainscross,  
Stroud, Gloucestershire, GL5 4LH  
Price £89,950

# Flat 42, St Matthews Court, Cainscross, Stroud, Gloucestershire, GL5 4LH

**Modern and comfortable first floor one bedroom apartment in a gated development exclusively for pensioners. Bright sitting/dining room, fitted kitchen, double bedroom, stylish shower room, communal gardens, guest suites and parking. Close to Ebley Wharf, shops, walks and transport links.**

**Sawyers Estate Agents** are delighted to offer this charming one bedroom first floor apartment, set within a handsome converted former primary school and forming part of an exclusive purpose built complex for pensioners. The apartment enjoys secure gated access and sits within a well maintained and welcoming community. The property is accessed via a flight of stairs, and prospective purchasers should take this into consideration prior to viewing.

## Accommodation

The interior is light, airy, and beautifully presented. Ideal for elegant, low maintenance living. A communal entrance and staircase lead to the first floor and the private entrance hall.

The sitting/dining room offers a calm, relaxing atmosphere with views over the landscaped communal gardens. The kitchen is an inviting and practical space, enhanced by an attractive stone framed feature window overlooking green open spaces beyond.

A generous double bedroom provides excellent natural light and includes built-in wardrobes for ample storage. The stylish shower room has been tastefully modernised with contemporary fittings.

The property offers a clean, well maintained, and sophisticated living environment that balances charm with modern comforts.

Residents benefit from a residents lounge, an on site laundry room as well as two guest suites, which can be booked for visiting family and friends.

Please note: Occupiers must be over 60 and able to live independently. The age restriction applies to occupants rather than owners, meaning a relative may purchase the property for an eligible resident.

## Design and Features

The home features tasteful décor throughout, complemented by modern upgrades including double glazing, modern electric heating, and reliable internet connectivity. The elevated outlook and attractive window features further enhance the homes appeal.

## Gardens and Grounds

The communal courtyard style gardens are beautifully designed, offering an imaginative blend of mature planting, young trees, and colourful borders. A patio seating area and outdoor lighting provide welcoming spaces for socialising or quiet contemplation. The grounds are professionally maintained by a dedicated gardener.

## Parking

Permit parking is available for residents, with additional free parking close by for visitors.

## Location and Lifestyle

Ideally positioned between Stroud and Stonehouse in the popular area of Cainscross, the property sits on the doorstep of the Ebley Wharf development offering a great atmosphere, plus a Gym, coffee shop/wine bar, hair salon, barbers' shop and stunning canal and countryside walks.

Stroud provides excellent shopping facilities, a high standard of education with a good variety of state, grammar and private schools in the immediate vicinity as well as a wide range of recreational facilities with a leisure centre in Stroud. This location is also ideal for commuting and transport links, with bus services, a direct line to London Paddington offered by both Stroud and Stonehouse Rail Stations. Junction 13 of the M5 Motorway is just under four miles providing easy access to Cheltenham and Bristol.

## Directions

For SAT NAV use: GL5 4LH

Leaving Stroud, take the A419 towards Cainscross. At the Cainscross roundabout take the 2nd exit onto Westward Road, continue straight through the traffic lights and over the mini roundabout, turn right into Church Road and then first left into St Matthews Court where the building can be found at the end on your left hand side.

## Material Information

Title Number: GR210391  
Tenure: Leasehold  
Conservation Area: No  
Grade II Listed: No  
Local Authority: Stroud District  
Council Tax Band: B  
Annual price £1,869.97 (2025/26)  
Electricity Supply: Mains  
Gas Supply: None  
Water Supply: Mains  
Sewerage: Mains  
Heating: Electric heating  
Flood Risk: Very Low  
Mobile coverage: EE, Vodafone, Three, O2 (Average)  
Broadband Speed: Basic (15 Mbps) Superfast (80 Mbps)

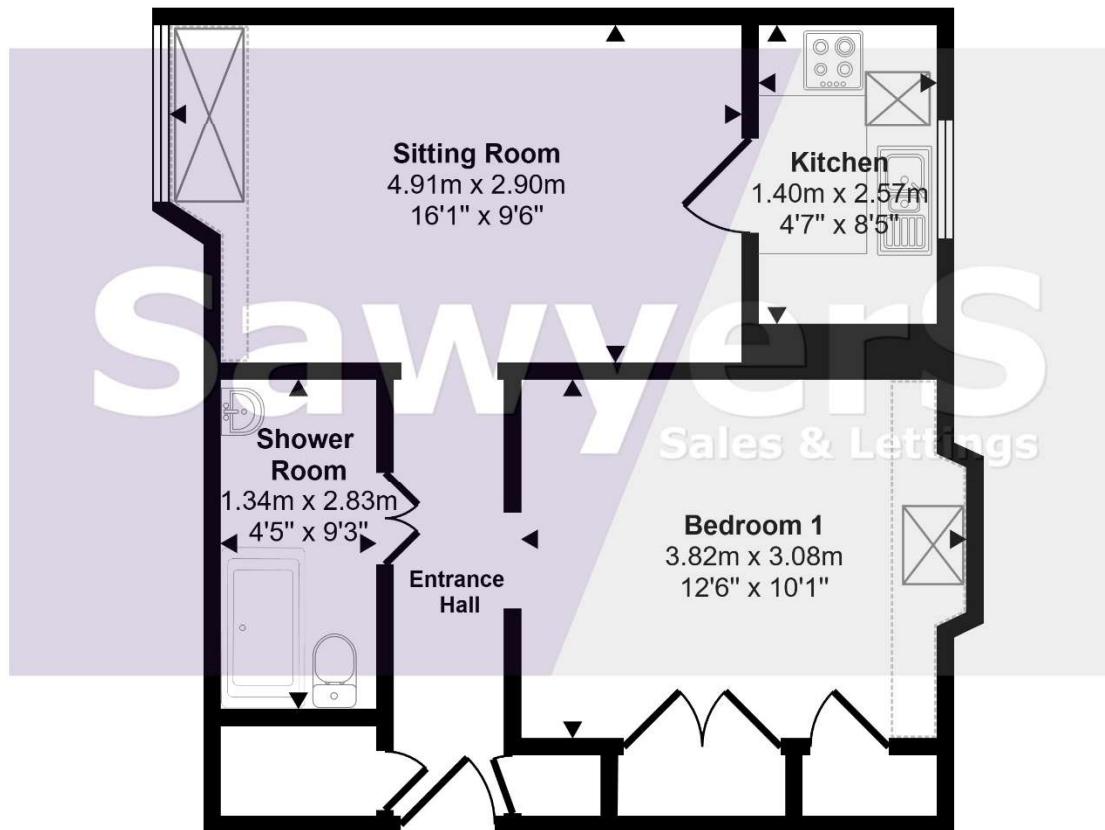
Lease Term: 125 years from 1 January 1989  
Remaining Lease length: 87 years remaining (2026)  
Ground Rent: £100 per year  
Maintenance Charge: £4,162.96 per year paid in quarterly instalments (2026).  
Freeholder: Heritage Retirement Homes  
Management Company: Broadleaf, London.  
Prospective occupiers are restricted to pensioners and must be able to demonstrate that they can live independently.  
The age restriction applies only to occupancy so that a person younger than the required minimum age could purchase an apartment for occupation by a person/persons satisfying the age restriction e.g. a son/daughter could purchase for occupancy by their parent/s.

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

Sawyers Estate Agents  
17 George Street  
Stroud  
Gloucestershire  
GL5 3DP

01453 751647  
info@sawyersestateagents.co.uk

Approx Gross Internal Area  
42 sq m / 457 sq ft



Floorplan



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

