



SALES & LETTINGS





Orchard Court, Stonehouse  
Gloucestershire GL10 2QP

**£175,000**

- 2 BEDROOM FIRST FLOOR RETIREMENT APARTMENT
- CENTRAL LOCATION WITH GREAT ACCESS TO TOWN CENTRE AMENITIES
- STAIR LIFT INCLUDED
- CHAIN FREE
- PICTURESQUE VIEWS FROM LIVING ROOM AND KITCHEN
- WOULD BENEFIT FROM SOME UPDATING

**The Property**

TG Sales and Lettings are pleased to bring to the market this **\*\*CHAIN FREE\*\*** 2-bedroom retirement apartment, located in the heart of Stonehouse offering easy access to all the local amenities. This first floor home comes equipped with a stairlift for those who may need it and affords picturesque views from the sunny living room and kitchen, across the town towards Selsley Common, Penn Woods and Coaley Peak.

Boasting a spacious living/dining room with Juliet balcony, fitted kitchen, generous shower room and two bedrooms with fitted wardrobes, the apartment also has allocated parking for one car. Although well presented throughout, it would now benefit from some updating to create a stylish and contemporary home.

Stonehouse offers a wide range of shops and services including supermarket with Post Office, GP surgery, coffee shops and restaurants, hairdressers and butchers. A town with a great community spirit, there are many activities to tap into including a History Group, Community Choir, Gardening Club and WI.

Lease details: 999-year lease from 1st January 1990. 965 years remaining.  
Service Charges: £110.00 monthly



**Situation**

**Situated a stones throw from the centre, here you will find an abundance of shops and other local amenities including, doctors, chemist, pub and food outlets. Stonehouse is part of the Stroud District and is 2.5 miles east of the M5 motorway junction 13, with its own railway station, which has a regular train service to London. There are a number of footpaths and lanes that lead from the town to the nearby Stroudwater canal, and the Cotswold Way also passes close to Stonehouse.**

**Directions**

**SATNAV postcode GL10 2QP**

**Tenure Leasehold**

**Local Authority** Stroud District Council

**Services** Electric, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band B**





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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