



Stanley View, Dudbridge GL5 3NJ

£150,000



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• First floor apartment • Two bedrooms • Shared garden • Allocated parking space and storage shed • Ideal first time property or buy-to-let investment with a potential rental income of £725pcm • Chain free • Annual service charge of £1,218.80 including ground rent • Leasehold - 125 years with 88 years remaining • Council tax band A (£1,468.47) • EPC rating C72

£150,000



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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Entrance Hall

Wooden door to entrance hall. Access to accommodation throughout. Radiator.

Open Plan Living Space

uPVC double-glazed windows to front and rear elevation. Range of wall and base units with one and a half bowl stainless steel sink with drainer and mixer tap, four burner gas hob and oven. Two radiators.

Bedroom One

uPVC double-glazed window to front elevation. Radiator.

Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

Bathroom

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin, bath with shower over and heated towel rail.

Outside

The property has off-road parking for one vehicle and a storage shed. There is a shared garden with the ground floor flat, it is mostly laid to lawn with an array of greenery and shrubs.

Location

The property is located on the outskirts of Stroud with convenient access to local amenities to the Town Centre which is approximately within two miles. Amenities include a range of schools, supermarkets and newsagents, a leisure and sports centre, and an award-winning weekly farmers market. Junction 13 of the M5 Motorway is approximately just under five miles providing access to Gloucester, Cheltenham and Bristol.

Material Information

Tenure: Leasehold - 125 years from 2nd July 2004. 88 years remaining until 1st January 3007.

Council tax band: A

Local authority and rates: Stroud District Council - £1,468.47 (2024/25).

Service charge: approximately £1,128.80 including ground rent to Warwick Estates.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

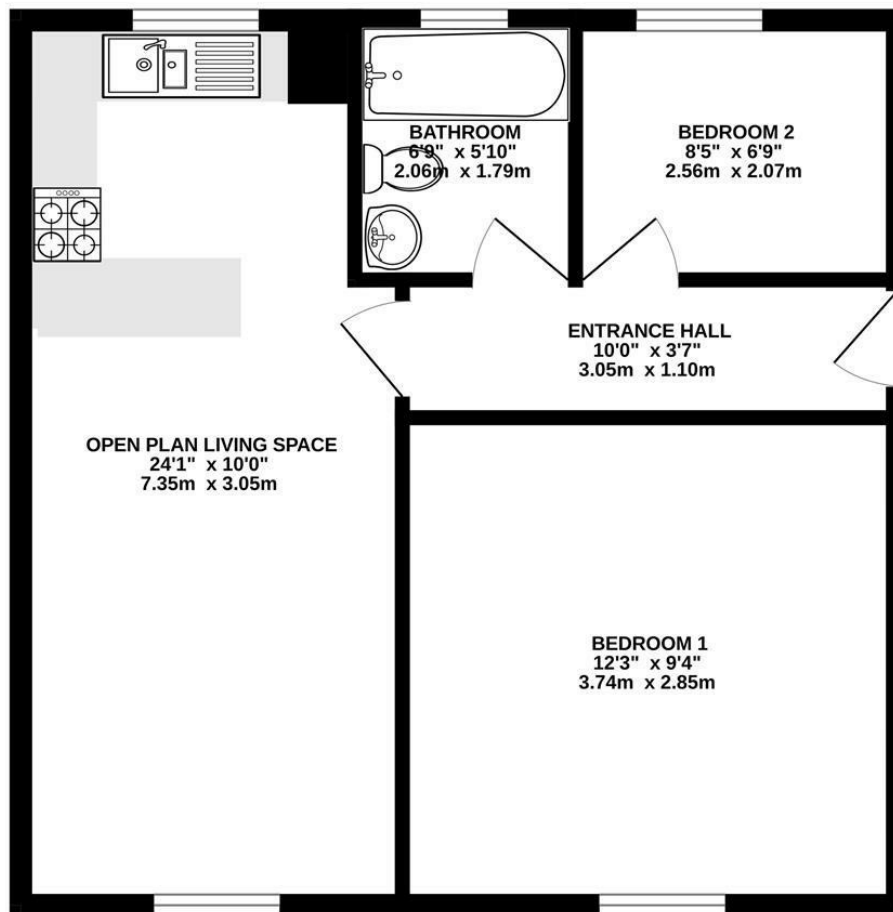
Heating: gas central heating.

Broadband speed: 7 Mbps (basic) and 58 Mbps (superfast).

Mobile phone coverage: EE, Three, O2 and Vodafone.



526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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