



ORCHARD COURT

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Residents Parking Only  
Clamping in progress

**Orchard Court, Stonehouse GL10 2QP**

**£171,500**



## Orchard Court, Stonehouse GL10 2QP

• First floor retirement apartment with Juliet balcony • Two good size double bedrooms • Stairlift connected to the property • Two tandem parking spaces • Communal gardens • Chain free • Service charge of £1,320.00 including Ground Rent

**£171,500**

### Entrance Hall

Wooden door to entrance hall. Storage cupboard with shelves and storage cupboard with immersion. Night storage heater.

### Living Room

uPVC double-glazed sliding doors to Juliet balcony and uPVC double-glazed window. Electric fireplace. Access to kitchen. Night storage heater.

### Kitchen

Range of wall and base units with appliances to include free standing fridge/freezer, washing machine, eye-level oven, four ring electric hob and stainless steel sink with mixer tap and drainer.

### Bedroom One

uPVC double-glazed window. Wardrobe.

### Bedroom Two

uPVC double-glazed window.

### Wet Room

Low-level WC, wash hand basin and shower head.

### Agents Note

The property is located on the first floor. In the communal entrance there is a stair lift belonging to the property and the energy used is billed to this property.

### Outside

There is two tandem off-road parking spaces, as well as shared visitor parking available. There is a well maintained communal garden which wraps around the complex.

### Location

The property is situated just off the High Street in the centre of Stonehouse. There are many local amenities and facilities nearby, including a Co-op with a post office, restaurants, building society and library. There are good transport links with public buses regularly passing through Stonehouse and a train station, the station has a main line to London (Paddington Station). Junction 12 of the M5 motorway is also easily accessible providing access to Gloucester, Cheltenham and Bristol.

### Material Information

Tenure: Leasehold - 999 years from 1st January 1994. 969 years remaining until 1st January 2993.

Council tax band: B.

Local authority and rates: Stroud District Council - £1,796.98 (2024/25).

Service charge: approximately £1,320.00 per annum including ground rent.

Over 60s complex



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

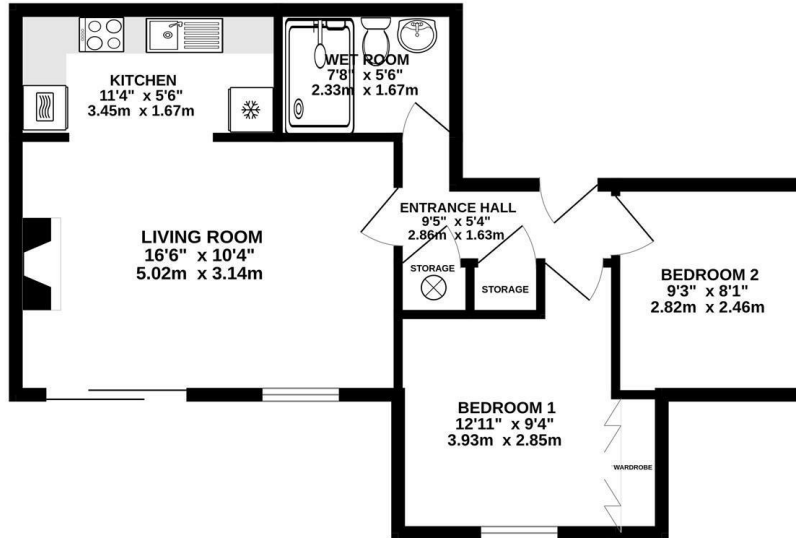
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**GROUND FLOOR**  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the blueprint contained herein, 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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