



Church Road, Stroud GL5 4LH

£120,000



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• One bedroom retirement apartment • Ground floor • Built-in wardrobe • Enclosed rear courtyard • Good transport links • Annual service charge of approximately £3,831.76 • Annual ground rent of approximately £100.00

£120,000

Living Room/Dining Room

Door to living room and two double-glazed windows to front elevation. Access to kitchen and hallway. Two radiators.

Kitchen

Range of wall and base units with appliances to include eye-level oven, two ring induction hob with extractor over, fridge, washing machine, dishwasher and sink with mixer tap and drainer.

Bedroom

uPVC double-glazed French doors to rear garden and uPVC windows to rear elevation. Built-in wardrobe. Airing cupboard. Radiator.

Shower Room

Low-level WC, walk-in shower cubicle and wash hand basin.

Outside

The rear of the property benefits from a fully enclosed courtyard.

Location

The property is located in Ebley, with local amenities such as the Co-operative supermarket, Coffee Bars,

and hairdressers. A wider range of facilities are available in Stroud where you will find a variety of restaurants, an award winning twice weekly farmers market, leisure and sports centre and there is also a main line railway station to London (Paddington), Gloucester and Cheltenham.

Material Information

Tenure: Leasehold - 125 years from 1st September 1989. 90 years remaining until 1st January 2114.

Council tax band: A.

Local authority and rates: Stroud District Council - £1,527.71 (2024/25).

Ground rent: approximately £100.00 per annum.

Service charge: approximately £3,831.76 per annum (£957.94 per quarter). This is reviewed annually.

Management company: Broadleaf.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: electric heating.

Broadband speed: 15 Mbps (basic) and 80 Mbps (superfast).

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



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

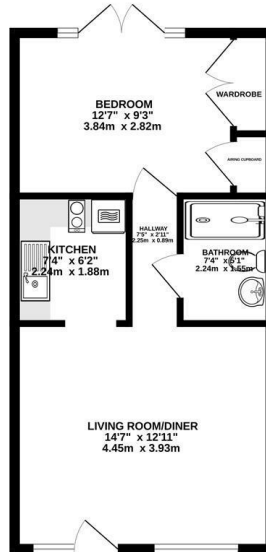
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GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 431 sq.ft. (40.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, doors and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with prospective purchasers. The layout, fixtures and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.
 Made with MyHomeplan 10/23

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

