



**Springfield Court, Stonehouse GL10 2JF**  
**£199,950**





# Springfield Court, Stonehouse GL10 2JF

• Duplex apartment • Three sizeable bedrooms - one with en-suite shower room • Enclosed courtyard garden • Car port with one space • Town Centre location and walking distance to train station • CHAIN FREE • Service charge - approximately £200 per annum to First Port. • Leasehold - 999 years from 1st January 2008 - 982 years remaining until 1st January 3007 • Council tax band B (£1,883.49) • EPC rating C78



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

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www.naylorpowell.com

**£199,950**

## Entrance Hall

uPVC door to entrance hall. Stairs up to hallway. Storage cupboard.

## Open Plan Living Space

Two uPVC double-glazed windows to front and rear elevation. Range of wall and base units with appliances to include eye level double oven, four ring gas hob, one and a half bowl stainless steel sink with mixer tap and drainer, dishwasher, fridge freezer and washing machine. Radiator.

## Bedroom One

uPVC double-glazed window to rear elevation. Wardrobes. Access to en-suite. Radiator.

## En-Suite Shower Room

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and shower cubicle. Radiator.

## Bedroom Two

uPVC double-glazed window to front elevation and wooden Velux window. Wardrobes. Radiator.

## Bedroom Three

uPVC double-glazed window to front and wooden Velux window. Radiator.

## Bathroom

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and bath with shower over. Radiator.

## Outside

The property is accessed through the car port and garden, the car port has space for one vehicle. The courtyard garden is fully enclosed and laid to patio, there are metal stairs up to the apartment.

## Location

The property is located centrally in Stonehouse town, within easy reach of local amenities including a Co op with a post office, restaurants, primary and secondary schools. Junction 13 of the M5 motorway is just under three miles. Stonehouse railway station has a regular train service to London and Cheltenham. The town is situated approximately three miles west of Stroud and twelve miles south of Gloucester.

## Material Information

Tenure: Leasehold - 999 years from 1st January 2008. 982 years remaining until 1st January 3007.

Council tax band: B.

Local authority and rates: Stroud District Council - £1,883.49 (2025/26).

Service charge: approximately £200 per annum to First Port.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

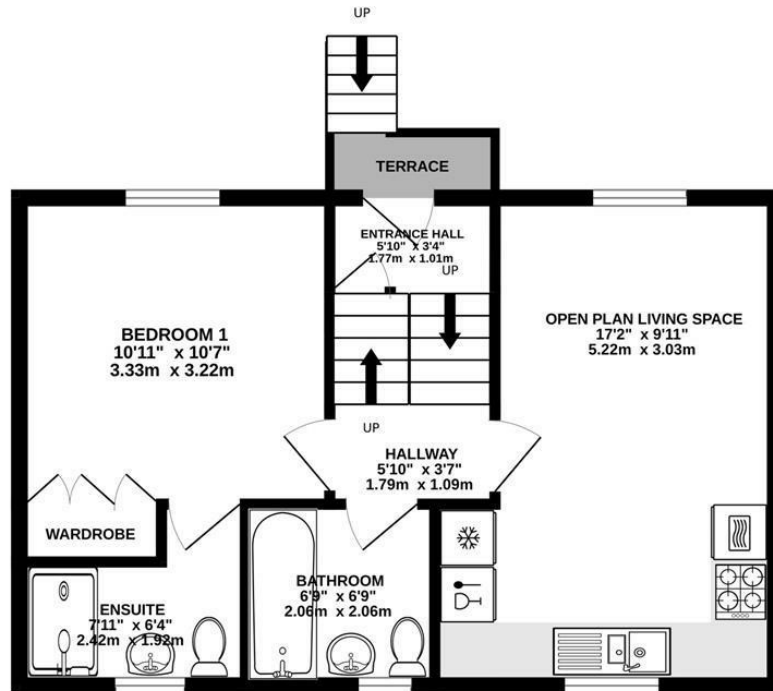
Heating: gas central heating.

Broadband speed: 19 Mbps (basic), 80 Mbps (superfast) and 9000 Mbps (ultrafast).

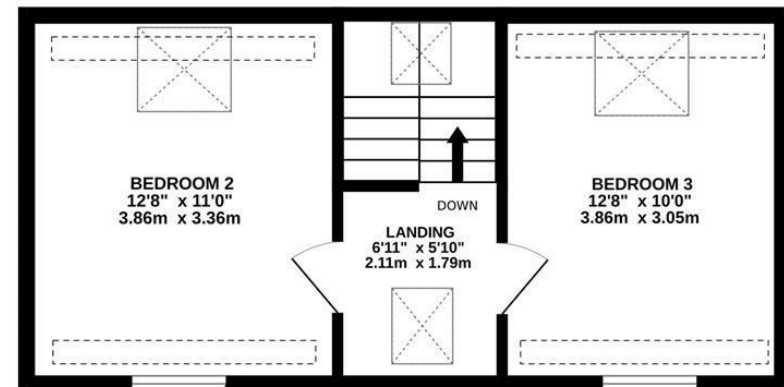
Mobile phone coverage: EE (Limited), Three (Limited), O2 and Vodafone.



**FIRST FLOOR**  
454 sq.ft. (42.2 sq.m.) approx.



**SECOND FLOOR**  
343 sq.ft. (31.9 sq.m.) approx.



**TOTAL FLOOR AREA : 797 sq.ft. (74.0 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

