

APARTMENT 5, THE OLD MILL BOWBRIDGE LOCK



WHITAKER
SEAGER



APARTMENT 5, THE OLD MILL, BOWBRIDGE LOCK, STROUD, GL5 2JZ

A TOP FLOOR 2 BEDROOM APARTMENT, LOCATED IN THIS GRADE II LISTED BUILDING. CONVENIENTLY LOCATED ON THE EDGE OF STROUD. WITH PARKING FOR TWO CARS.

The property

A bright, airy and well presented apartment, positioned within this historic Grade II Listed mill building on the edge of Stroud. Located across the top floor of the building, and enjoying great light, Apartment 5 has undergone a programme of modernisation by the current owner, now offering stylish accommodation whilst exhibiting great character. A shared main entrance with an intercom system leads to an communal inner hallway off which stairs rise, providing access to the top floor apartment. Accommodation within this property is arranged over one floor, where extensive glazing encourages the free flow of light. The door to the apartment opens to hallway, where a stable style, mill door opens to the front of the building. Bedroom accommodation is located to one end, with living space located to the other. The kitchen has been modernised by the current owner, providing a range of wall and base units, integral oven, hob, extractor

and integral fridge freezer. A peninsula worktop offers yet further space for preparing food. Partially open plan, the kitchen space flows seamlessly into the sitting room/dining room, where a feature fireplace offers a focal point to the room. Offering space for both living and dining, the room enjoys an outlook to the canal behind. Exposed beams further add to the rooms charm and appeal. The main bedroom suite is particularly noteworthy, boasting tall ceilings and a stylish ensuite bathroom with raised bath. A second bedroom, is served by an equally stylish shower room which has been recently remodelled. Leasehold property - 999 years from 1st January 1989 - This property is subject to an annual maintenance charge - Apartment 5 is liable for 33.33% of the agreed amount, at present this equates to £300 every quarter. Ground rent £50.00 per annum up until 25th of March 2054. The leaseholder of Apartment 5 owns a share of the freehold - title register GR151501. There is a total of 5 apartments. Gas central heating.





Guide price
£350,000

- Hallway
- Kitchen
- Sitting room/dining room
- Main bedroom with ensuite bathroom
- Second bedroom
- Shower room
- Parking for two cars & communal courtyard
- Edge of town setting, overlooking the canal
- Share of freehold - 999 year lease commencing 1 Jan 1989

WITHIN EASY REACH...

- Stroud - 0.5 miles*
- Tetbury - 10 miles*
- Gloucester - 10 miles*
- Cirencester - 14 miles*
- Cheltenham - 15 miles*
- Bath - 30 miles*
- Bristol - 33 miles*
- Kemble Railway Station - 12 miles*

Outside

There is a communal courtyard with parking for all residents, located to the front of the property. Apartment 5 benefits from two parking spaces. A plan highlighting which spaces are included is contained within the lease. The site sits in a flood risk zone 3.

Situation

'Bowbridge Lock' lies within just under a mile from the town centre and its location offers both lovely walks into Stroud and the countryside beyond. There are a range of amenities close by which include supermarkets, local speciality stores, both state and private schools, a hospital and the renowned weekly farmers market, a cinema, various restaurants and lots more. There is a main line railway station, with direct services connecting with London Paddington, (approx 1hr 28 mins away). Ofcome advise that the property is likely to have good mobile phone coverage with EE, Three, O2 and Vodafone. It also advises that the property should benefit from superfast broadband.



Approximate Gross Internal Area = 93.9 sq m / 1011 sq ft

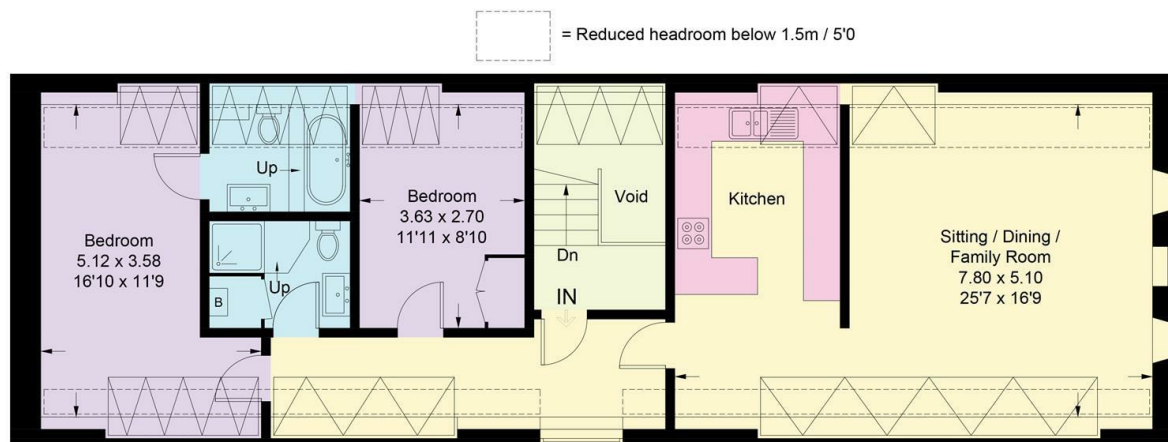


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1043465)



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Useful Information

Tenure: Leasehold

Postcode: GL5 2JZ

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District Council. Council Tax Band B and EPC rating

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

