



**1A Ebley Court Greenaways, Stroud GL5 4FB**  
**£259,950**



## 1A Ebley Court Greenaways, Stroud GL5 4FB

• Maisonette • Two bedrooms situated over two floors • Kitchen/diner/family room • Dressing room • Two bathrooms • Driveway parking for one vehicle • Conveniently situated near Ebley Wharf • Leasehold • Council tax band A (£1,689.55) • EPC Rating C79

**£259,950**



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

**01453 827640**

**stonehouse@naylorpowell.com**

**www.naylorpowell.com**

### Entrance Hall

uPVC double-glazed door with stairs rising to the first floor. Radiator.

### Kitchen/Diner/Family Room

uPVC double-glazed window to the rear elevation. A range of wall and base units with integrated electric oven and four ring gas hob, with extractor over. Integrated fridge freezer and space for a washing machine. Radiator.

### Shower Room

Shower cubicle, wash hand basin and low level WC and extractor fan. Heated towel rail.

### Bedroom One

uPVC double-glazed window to the front elevation and built-in cupboards. Radiator.

### Dressing Room

uPVC double-glazed skylight to the rear elevation. Built-in cupboard.

### Bathroom

uPVC double-glazed skylight to the rear elevation. Bath, low level WC and pedestal wash hand basin. Heated towel rail.

### Outside

To the front of the property, there is driveway parking for one vehicle and to the rear, there is a useful storage shed.

### Location

Conveniently located in between Stroud and Stonehouse, the property is on the doorstep of the Ebley Wharf development offering a great atmosphere, plus a Gym,

coffee shop/wine bar, hair salon, barbers' shop and stunning canal and countryside walks. St Matthew's Primary School and Foxmoor Primary School are easily accessible. Stroud provides excellent shopping facilities, a high standard of education with a good variety of state, grammar and private schools in the immediate vicinity as well as a wide range of recreational facilities with a leisure centre in Stroud. This location is also ideal for commuting and transport links, with bus services, a direct line to London Paddington offered by both Stroud and Stonehouse Rail Stations. Junction 13 of the M5 motorway is just under four miles providing easy access to Cheltenham and Bristol.

### Material Information

Tenure: Leasehold - 999 years starting March 2022 with 60 years remaining ending 3021.

Management company: Ebley Estates Management.

Service charge: £150 per annum.

Ground rent: £200 per annum.

Council tax band: A

Local authority and rates: Stroud District Council - £1,689.55 (2026/27).

Electricity supply: mains.

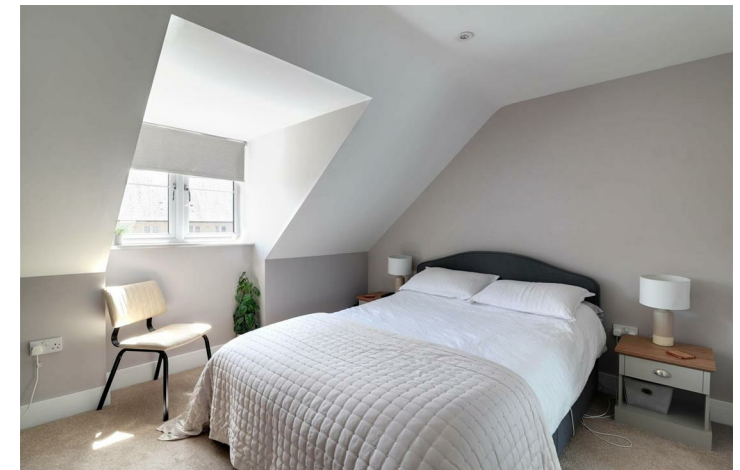
Water supply: mains.

Sewerage: mains.

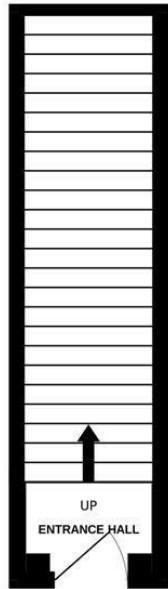
Heating: electric.

Broadband speed: 13 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast).

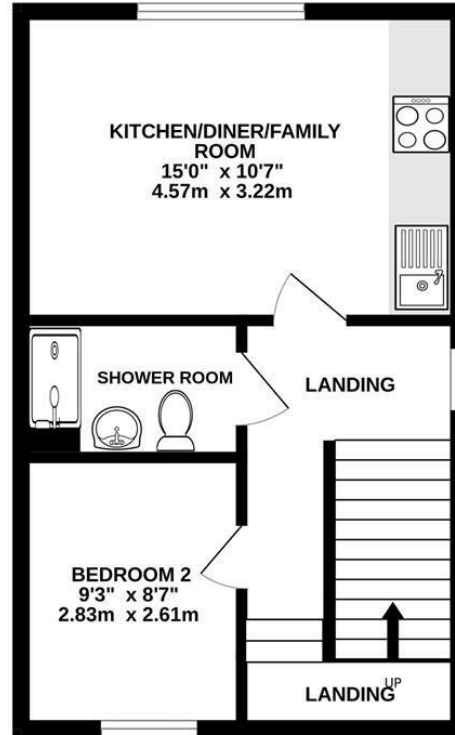
Mobile phone coverage: EE, Three, O2 and Vodafone.



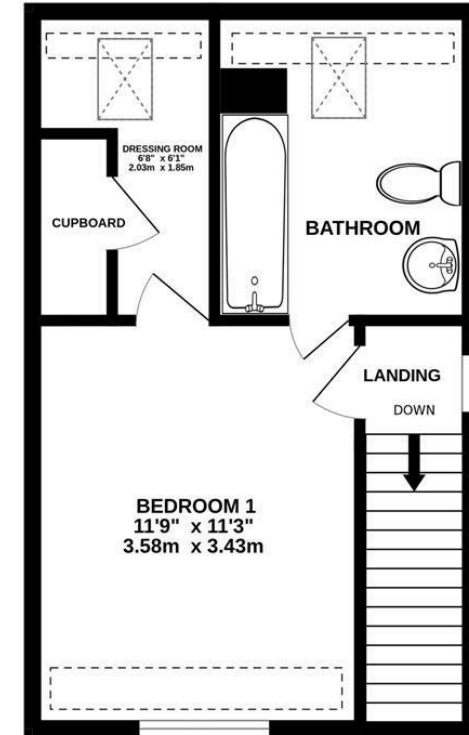
ENTRANCE FLOOR  
94 sq.ft. (8.7 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR  
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 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.

