



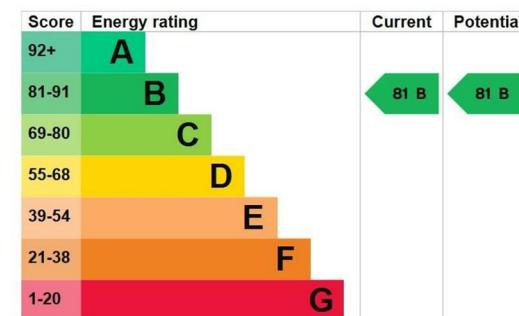
**HUNTERS®**  
HERE TO GET *you* THERE

Cainscross Road, Stroud | £190,000  
Call us today on 01453 764912



## Energy rating and score

This property's energy rating is B. It has the potential to be B.



## Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**Hunters Estate Agents are delighted to be offer this top floor 1 bedroom retirement apartment located in the popular Stroudwater Court retirement development by McCarthy & Stone. Stroudwater Court is a canal side development overlooking the Stroudwater canal, and the ever popular amenities which Stroud has to offer are a short walk away, this charming 1 bedroom flat on the top floor is presented in good decorative order comprising a lounge/dining room, kitchen with some built in appliances, Shower/wet room and a double bedroom with a walk in wardrobe.**

#### **SITUATION**

Stroudwater Court enjoys a prime location in the charming market town of Stroud, 'the Covent Garden of the Cotswolds'. This premium collection of age-exclusive (60 years and above) apartments is perfect for those seeking a relaxed yet active retirement in Gloucestershire. The Stroudwater Court complex features a selection of social areas, including the homeowners' lounge with views of the canal, and terrace garden that overlooks the lock. There is also a beautifully maintained outside area. Homeowners also benefit from a guest suite that's available for your friends and family (subject to availability - usually priced at £25 a night) and a communal laundry room. Stroudwater Court has outstanding security features, such as a camera entry system and 24-hour emergency calls. There is also lift and wheelchair access throughout the development. It is a condition of purchase that residents must meet the age requirement of 60 years or over (55 years or over for subsequent residents).

#### **COMMUNAL ENTRANCE**

Lift or staircase to top floor.

#### **ENTRANCE HALL**

Storage cupboard housing hot water tank and electric trip box. Underfloor heating, entry phone handset. Doors to....

#### **LIVING/DINING ROOM**

22'1" x 10'5"  
door to kitchen, 2 double glazed windows to the front and underfloor heating.

#### **KITCHEN**

7'3" x 7'10"

A good range of filled wall and base kitchen units, roll-top work surfaces, stainless steel sink with mixer tap, built-in oven, hob, fridge & freezer, tiled floor, electric underfloor heating, double glazed window.

#### **BEDROOM**

12'11" x 9'4"

Two double glazed windows, walk in wardrobe with automatic light, underfloor heating.

#### **SHOWER ROOM**

7'1" x 6'8"

A suite comprises: WC, wash basin with vanity storage, shower with glass screen, heated towel rail, recessed lights, extractor.

#### **COMMUNAL GARDENS**

There are maintained communal grounds which incorporate a sunny terrace with views directly over the canal, with a block paved pathway which leads to a paved area to the far end passing grassed areas and shrub beds along the way.

#### **MANAGEMENT COMPANY**

The service charge is currently is £2977.44 per annum with a ground rent of £450. The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

#### **Service Charge (Breakdown)**

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

#### **TENURE**

The property is leasehold and has a 125 year lease from 2016.

#### **COMMUNAL LOUNGE**

All residents benefits from use of the communal lounge with kitchen area. Various activities happen during the day & evening including coffee mornings, movie night, games night, ETC

#### **PARKING**

There is limited number of parking spaces available in Stroudwater Court. If none are available, the residents goes on the reserved list. There is a fee of £250 per annum. Please check with the House Manager on site for availability.

#### **GUEST SUITE**

Family or friends can book and stay in the guest suite within Stroudwater Court at a small charge of approx. £25 per night.

#### **LAUNDRY ROOM**

All residents have use of the laundry room which has washing machine, tumble dryers and ironing facilities available. The main community board is also located in here.

#### **STORE ROOM**

There is a store room located within the building which allow residents to store mobility scooters.

#### **HOUSE MANAGER**

The house manager works Monday to Friday and take cares of all the residents and assist with anything they might need help with.

#### **COUNCIL TAX BAND**

The council tax band is A.

#### **SOCIAL MEDIA**

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

#### **GOLD AT BRITISH PROPERTY AWARDS**

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2025. We also won the award in 2024, 2023 and 2021. So if would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.



Total floor area 52.5 m<sup>2</sup> (565 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by [www.focalagent.com](http://www.focalagent.com)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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