



- No Onward Chain
- Two Double Bedrooms
- Allocated Parking Space
- Private Courtyard
- Located on Stonehouse High Street
- Ground Floor

### **The Property**

**\*\*TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE REAR COURTYARD, OFF ROAD PARKING AND NO ONWARD CHAIN\*\***

TG Sales welcome to the market a sizeable two-bedroom ground floor apartment located within Elgin Court, with Stonehouse High Street right on your doorstep.

The accommodation can be accessed via a communal entrance and briefly comprises open plan living/kitchen/dining area, two double bedrooms, main bathroom and a second separate WC. From the kitchen, patio doors lead out to your own private enclosed courtyard.

To the front of the apartment complex you will find one allocated parking space.

This property is being offered for sale with no onward chain and would make a fantastic first time buy or investment.

The below lease information has been supplied to us by the current owners. All information to be confirmed by your solicitor:

Lease length - 999 years from 1st January 2007 (980 years approx. remaining) Service charge - £101 per month approx.



### **Situation**

Elgin Court is a private apartment complex located in the heart of Stonehouse. Stonehouse is a town in the Stroud District of Gloucestershire in southwestern England. The town centre is 2.5 miles east of the M5 motorway, junction 13. Stonehouse railway station has a regular train service to London.

### **Directions**

**SATNAV postcode GL10 2BP**

**Tenure Leasehold**

**Local Authority** Stroud

**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band B**





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>			

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