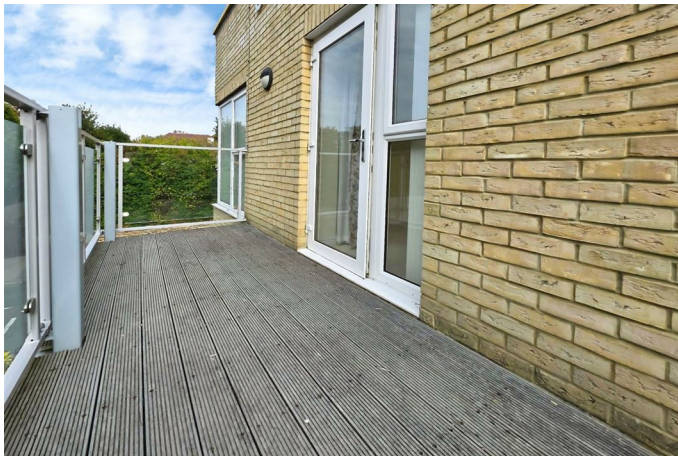
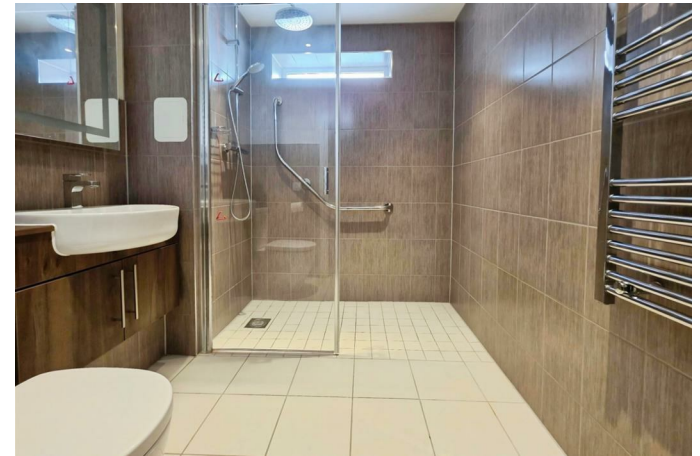




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HERE TO GET *you* THERE

Stroudwater Court, Cainscross Road, Stroud, GL5 4ET | Asking Price £260,000
Call us today on 01453 764912



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England & Wales		74	74
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		74	74
		EU Directive 2002/91/EC	

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 present this modern two-bedroom first floor apartment, situated in the sought-after Stroudwater Court retirement development. Exclusively for the over 60s, this well-maintained complex enjoys a lovely setting overlooking the Stroudwater Canal, while being just a short walk from Stroud town centre and its wide range of amenities. The apartment offers a welcoming entrance hall, two bedrooms, a bright sitting/dining room, a fitted kitchen, and the added benefit of a private balcony. Residents at Stroudwater Court also enjoy access to excellent communal facilities, including a comfortable residents' lounge and attractive shared gardens, providing a friendly and sociable environment.

AMENITIES

Stroudwater Court is a McCarthy Stone retirement complex near the centre of the traditional Cotswold market town of Stroud. Stroud centre offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington and various bus routes in and out of the town. The M5 junction 13 is also convenient and is found approximately six miles away. A short drive will take you to Sainsbury's Supermarket along with Selsley and Rodborough Commons offering excellent dog walking territory and further possibilities for outdoor recreational pursuits.

STROUDWATER COURT

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. Home owners also benefit from a guest suite that's available for your friends and family (subject to availability - usually price at £25 a night). 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

COMMUNAL HALL/AMENITIES

There is a security controlled main entrance which leads into the communal entrance hall. A lift and two staircase will take you to the first floor.

ENTRANCE HALL

Large walk in utility cupboard housing electric heating unit; shelving and meters. Further storage cupboard. Doors to.....

SITTING ROOM

17'11" max x 12'10" max

Large corner double glazed windows, door to kitchen and double glazed door to balcony.

KITCHEN

7'10" x 7'2"

A modern range of fitted wall and base units boasting a electric oven, ceramic hob, integrated fridge/freezer; sink unit; double glazed window, tiled flooring.

BEDROOM ONE

17'3" > 11'11" x 8'11"

Tall glazed corner windows, walk-in wardrobe with rails, shelves, shoe racking and an automatic light. Thermostat.

BEDROOM TWO

13'3" x 6'10"

Double glazed window, thermostat.

WET ROOM

7'2" x 6'8"

A white suite comprises: Corner shower area, wash basin with storage cupboard under; W.C. Heated towel rail; extractor fan, mirror light, recessed lights. Fixed window.

PRIVATE BALCONY

15'4" x 5'4"

The sitting room gives access to its own balcony.

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.

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.

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.

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.

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.

SERVICE CHARGE

The service charge is approx. £4823.76 per annum (£401.98 per month) with a ground rent of £495 per annum. The ground rent is paid in two instalments in May & November. The service charge 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.

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 has a 125 year lease from 2015. There is approx. 115 years left.

COUNCIL TAX BAND

The council tax band is B.

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.



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.

1 John Street, Stroud, GL5 2HA | 01453 764912 | stroud@hunters.com

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