



**Sawyers**  
Sales & Lettings

**9 Hill Paul, Cheapside, Stroud,  
Gloucestershire, GL5 3BL  
Price OIEO £210,000**

# 9 Hill Paul, Cheapside, Stroud, Gloucestershire, GL5 3BL

**Light filled first floor apartment with two double bedrooms, including en-suite, and built in wardrobes. Southerly facing with panoramic valley views, modern kitchen, sitting/dining space, double glazing and electric heating. No Chain. Central Stroud location close to both rail and town amenities.**

## *Light and airy two bedroom apartment with Panoramic Views*

Sawyers Estate Agents are delighted to present this well presented, larger than average first floor apartment, offering a bright and generous living environment. Boasting a southerly facing aspect, the property enjoys panoramic and long distance views across Stroud and the surrounding valleys. Combining character features with contemporary enhancements, the apartment provides a stylish and comfortable home ideal for modern living. While some decorative updating would enhance the home further, it presents a fantastic opportunity to personalise and make it your own. Access to the apartment can be obtained via the communal lift or stairs.

## *Accommodation*

The apartment comprises a welcoming entrance hall leading to a generous sitting/dining room, perfect for relaxation and entertaining. A separate kitchen provides a functional and modern cooking space, while two double bedrooms include built-in wardrobes, with the principal bedroom benefiting from an en-suite shower room. The light and airy interior is complemented by characterful elements alongside modern additions, creating a homely and inviting atmosphere.

The apartment would benefit from some decorative updating, offering an exciting opportunity to put your own stamp on it.

## *Design and Features*

The property benefits from double glazing, electric heating and broadband, ensuring comfort and connectivity for contemporary living. Access to the apartment is available via a communal lift or stairs, and the property is offered with no onward chain, allowing for a smooth and straightforward purchase.

## *Parking*

Although the apartment does not include allocated off road parking, a public car park is conveniently located nearby, which is subject to hourly charging or an annual permit can be purchased from the local authority.

## *Location and Lifestyle*

Located within the historic Hill Paul building, the apartment is directly opposite Stroud Railway Station and within a short walk of Stroud Town Centre. Stroud is one of Gloucestershire's most sought-after market towns, set amidst the scenic Cotswold countryside and the convergence of the Five Valleys. Residents benefit from a mix of historic charm and contemporary amenities, including a bustling street market, shops, pubs, restaurants, and bistros. First-class schools cater to all age groups, while excellent local bus services and proximity to the M5 motorway provide convenient access to Gloucester, Cheltenham, and Bristol.

## *Education and Connectivity*

The area is well served by top rated schools for all age groups and benefits from a reliable local bus network. The nearby M5 motorway provides easy access to major cities, while Stroud's mainline railway station offers a direct, high speed service to London in approximately 90 minutes.

## *Directions*

For SAT NAV use: GL5 3BL

From Stroud take the one way system out of town via Rowcroft and on passing under the railway bridge, take the first exit at the roundabout into Cheapside. Hill Paul will be found a short distance up on your right hand side. A public car park is available next to the building, and is subject to hourly charges.

## *Selling Agent*

Sawyers Estate Agents  
17 George Street  
Stroud  
Gloucestershire  
GL5 3DP  
01453 751647  
info@sawyersestateagents.co.uk

## *Material Information*

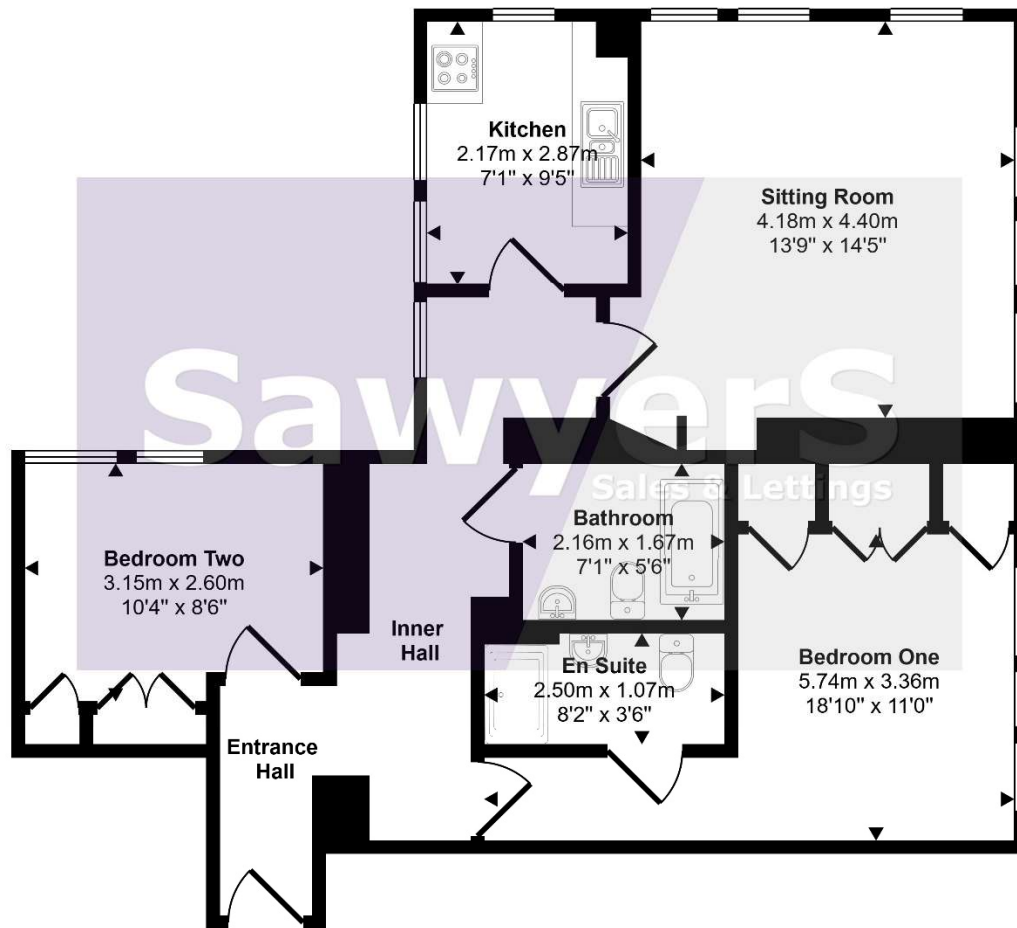
Tenure: Leasehold  
Lease Length: 125 years from 2002. Years remaining: 102 (2025)  
Service Charge: £3,683.92 per annum  
Ground Rent: £250 per annum  
Management Company: Penrose Kendal Ltd, Pillar House, Bristol Road, Hardwicke, GL2 4QY  
Freeholder: Chelbury Homes Ltd  
Conservation Area: Stroud Station  
Grade II Listed: No  
Local Authority: Stroud District  
Council Tax Band: C  
Annual price £2,212.11 (2025/26)  
Electricity Supply: Mains  
Gas Supply: None  
Water Supply: Mains  
Sewerage: Mains  
Heating: Electric  
Flood Risk: Very Low  
Mobile coverage: EE, Vodafone, Three, O2 (Average)  
Broadband Speed: Basic (15 Mbps) Superfast (80 Mbps) Ultrafast 1000 Mbps (Virgin)

(This information is subject to change and should be checked by your legal advisor)

## *Anti-Money Laundering (AML)*

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee of £24 inclusive of vat will be charged for each individual AML check conducted.

Approx Gross Internal Area  
75 sq m / 804 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**DISCLAIMER:** These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

