



**Sawyers**  
Sales & Lettings

**Flat 4, Castle Court, Castle Street, Stroud,  
Castle Street Stroud Gloucestershire  
Price OIEO £125,000**

# Flat 4 Castle Court, Castle Street, Stroud, Gloucestershire, GL5 2JD

A well presented, light & airy double bedroom lower ground floor apartment situated within this handsome Grade II Listed converted Chapel in `Old Stroud`. Character features include attractive sash windows. Private garden. Parking.

The property is located within walking distance of the Town centre.

**Sawyers Estate Agents** are pleased to bring to the market this well presented, light & airy double bedroom lower ground floor apartment situated within this handsome Grade II Listed converted Chapel in `Old Stroud`. The accommodation in brief consists, entrance hall, open plan kitchen/living room, double bedroom, and shower room. Outside you will find the communal off road parking for Castle Court residents only. French doors open out to a raised balcony with steps leading to the garden. The property is located within easy reach of the Town centre and its amenities. No Chain.

**Amenities:-** Castle Street is located only a short walk away from the town centre. Stroud is one of Gloucestershire`s most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

## Communal Entrance

Timber doors to front, stairs to all levels. Pigeon hole style dresser for post.

## Entrance Hall

Door to communal hall, borrowed light window from bedroom, secure entry phone system, airing cupboard housing the hot water unit, over head storage, door to kitchen/living room area, door to bedroom and shower room. Laminated floor.

## Open plan Kitchen/Living Area 5.51m (18'1") x 3.76m (12'4")

French door to the side, opening out to the garden. Full height window to side. Wall light points. Range of fitted wall and base units complemented with working surface over, stainless steel one and a quarter bowl single drainer sink with mixer tap, tiled splash backs, space for cooker with filter hood over, plumbing for washing machine, space for dishwasher, space for fridge/freezer, television point, two electric storage heaters and electric wall mounted fire.

## Double Bedroom 3.58m (11'9") x 3.34m (10'11")

Two full height windows to side, three built in wardrobes. Electric storage heater.

## Shower Room 1.78m (5'10") x 1.66m (5'5")

Extractor fan. Wall mounted electric fan heater. Suite consisting shower cubicle with electric shower with sliding curved glass door, low level W/C and wash hand basin set within vanity unit. Tiled walls.

## Outside

## Private Garden

Raised balcony with steps leading down to a patio/seating area, further seating area, garden shed, storage unit, security light. (Please note the neighbouring property had pedestrian right of way through the garden).

## Parking

Private parking for Castle Court Residents.

## Material Information

Title Number: GR113219

Tenure: Leasehold

Lease length: 125 years from January 1988.

(87 years remaining 2025)

Ground Rent: £nil

Maintenance Charges: £2,159.80 per year.

Management Company: Colmore Gaskell Property Management (Cheltenham) 0333 577 5777

Local Authority: Stroud District

Council Tax Band: A

Annual Price: £1,580 (2024/25)

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric Heating

Conservation Area: Stroud top of Town

Listed: Grade II Listed

Flood Risk: Very Low Risk

Mobile coverage: EE, Vodafone, Three, O2 (Average)

Broadband Speed: Basic 13 Mbps, Superfast, 80 Mbps

Please note that the neighbouring property has right of way through the garden to access their garden.

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

## Selling Agent

Sawyers Estate Agents

17 George Street

Stroud

Gloucestershire

GL5 3DP

01453 751647

info@sawyersestateagents.co.uk

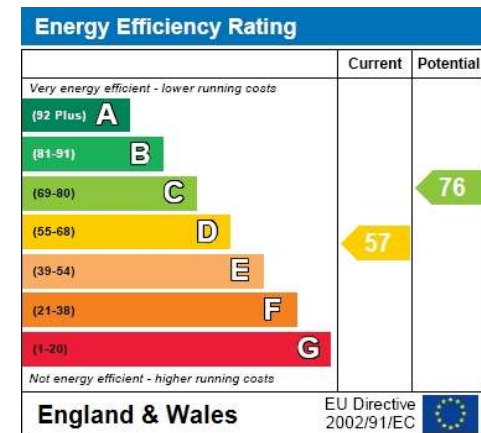
www.sawyersestateagents.co.uk

## Local Authority

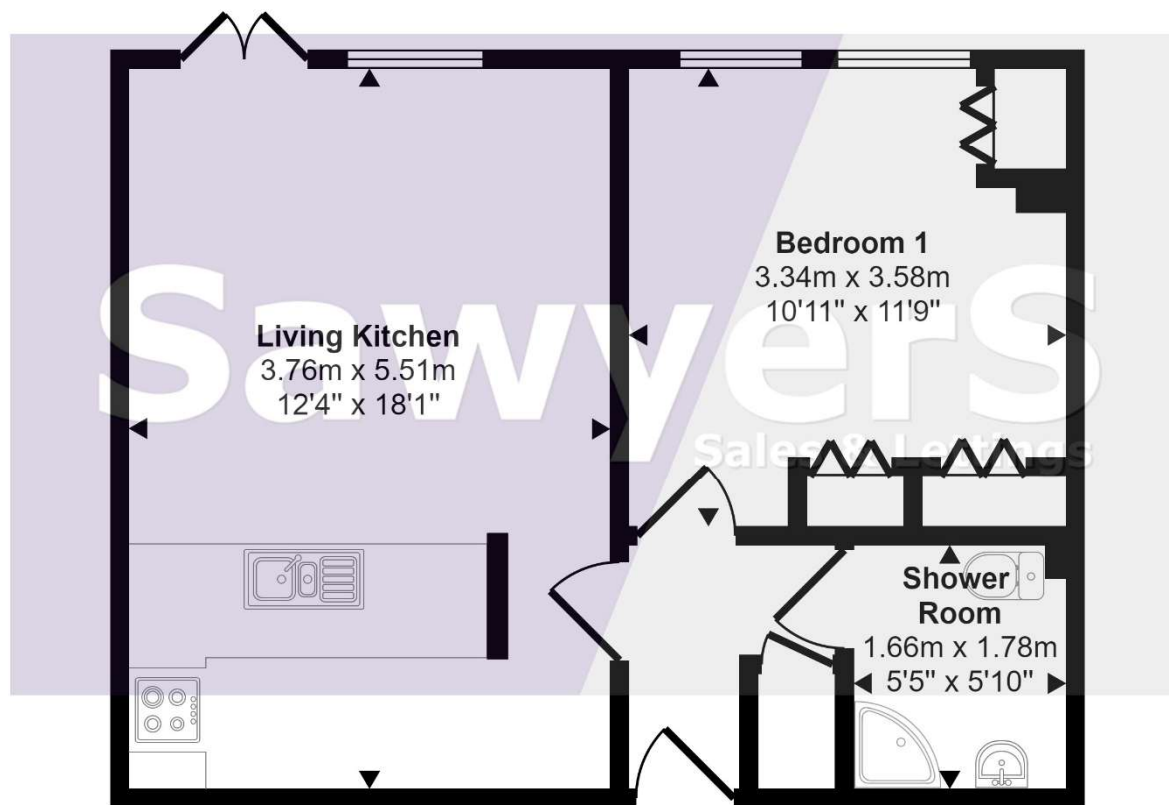
Stroud District Council - Band A

## Directions

For SAT NAV use: GL5 2JD



Approx Gross Internal Area  
41 sq m / 436 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.

**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.

