



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Castle Street, Stroud | £1,000 Per Month  
Call us today on 01453 764912



### Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

### Thinking of Selling/Letting?

If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales, lettings 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 offer this two-bedroom apartment located within the popular Grade II listed Castle Court, just a short walk from Stroud town centre. The accommodation comprises an entrance hall, an open-plan kitchen/living/dining room, two bedrooms, and a bathroom. The apartment also benefits from one allocated parking space within the residents' car park. Available from early July on an unfurnished basis. Unfortunately, pets are not permitted due to building restrictions.

#### COMMUNAL ENTRANCE

Pigeon holes for post. The property entrance door can be found on the righthand side of the hallway.

#### ENTRANCE HALL

Entry phone system and cupboard containing hot water tank.

#### KITCHEN/SITTING/DINING ROOM

18'0" x 14'0"

#### KITCHEN AREA

Range of wall, floor & drawer kitchen units, rolltop work surfaces, drainer stainless steel sink with mixer tap, built-in oven & hob, fridge & washing machine provided, splashback tiling, vinyl flooring, extractor fan, electric heater, phone point and breakfast bar.

#### LIVING/DINING ROOM

Sash windows, electric heater, breakfast bar and TV points.

#### BEDROOM TWO/STUDY

11'7" x 7'11"

Wooden framed windows and electric heater.

#### BEDROOM ONE

11'10" x 11'5"

Sash windows, electric heater, fitted wardrobes and TV point.

#### BATHROOM

6'0" x 5'7"

Low level WC, pedestal wash basin, panelled

bath, shower glass, Mira shower, extractor fan, vinyl flooring, splashback tiling and Dimplex heater.

#### OFF-ROAD PARKING

One parking space in the residents parking to the rear.

#### TENANCY INFORMATION

The property is unfurnished and available from early July. Please note that the building doesn't allow pets.

Refundable holding fee: £230

Deposit: £1153

#### INTERESTED?

If you are Interested in putting in an application following your viewing, please email [stroud@hunters.com](mailto:stroud@hunters.com) with some background information on who would be moving in, employment status, annual income, timescales, length of tenancy and any further information you feel is relevant to the landlord/your application. We will be forwarding your email onto the landlord to see if they are happy to accept you as a tenant subject to references.

#### COUNCIL TAX BAND

The council tax band is B.

#### 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 will be charged for each individual AML check conducted'

#### 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're delighted to announce that Hunters Estate Agents Stroud has once again won the GOLD Award at the British Property Awards in 2025, making this our fourth win after previous successes in 2024, 2023 and 2021. This continued recognition reflects our commitment to delivering outstanding customer service and exceptional results for homeowners across Stroud and the surrounding areas. If you'd like to find out the value of your home and discover what sets us apart from our competitors contact our award-winning team today on 01453 764912 / [stroud@hunters.com](mailto:stroud@hunters.com) and book your free, no-obligation valuation and experience the difference for yourself.

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](mailto:stroud@hunters.com)

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