ESTATE AGENTS
OF
GLOUCESTERSHIRE

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STROUD, GL5 1DJ

Guide price £224,950

- Spacious three double bedroom first-floor apartment
- Fitted kitchen with integrated appliances and a wealth of workspace
- Two further double bedroom and three piece bathroom
- Ideal first time purchase or investment opportunity
- Walking distance to Stroud town centre, railway station and amenities
- Generous sitting/dining room with Juliet balcony
- Master bedroom with fitted wardrobes and en-suite shower room
- Secure coded communal entrance and allocated parking
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN, Estimate rental val £1,100 PCM
- Conveniently positioned for both countryside walks and town-centre living

Description

A spacious and rarely available three double bedroom first-floor apartment, ideally positioned within walking distance of Stroud town centre, with its excellent range of independent shops, cafés, restaurants, everyday amenities and mainline railway station.

The apartment is accessed via a secure communal entrance with coded entry system, where stairs rise to the first-floor landing. Upon entering, a generous reception hall immediately creates a lovely sense of space, setting the tone for the accommodation that follows. Light flows naturally throughout the apartment, with well-proportioned rooms offering a level of flexibility and practicality rarely found within similar town-centre apartments.

The sitting/dining room is undoubtedly one of the property's standout features. A particularly generous room, it provides ample space for both comfortable seating and formal dining, creating an ideal setting for everyday living and entertaining alike. French doors open onto a Juliet balcony, drawing in natural light and enjoying a pleasant outlook over the communal parking area, with distant views beyond. The room feels bright, airy and welcoming throughout the day.

Double doors lead through to the fitted kitchen, creating a sociable connection between the two spaces. The kitchen is arranged with a range of base and wall-mounted units, complemented by contrasting work surfaces, and incorporates a selection of integrated appliances including an electric oven, hob with extractor hood over, fridge freezer, and washer/drier. A large window provides further natural light and a pleasant outlook.

The apartment benefits from three genuine double bedrooms, a feature rarely found within comparable apartments and one which greatly enhances its appeal. The master bedroom is a generous double room complete with fitted wardrobes, providing excellent storage. It also benefits from an en-suite shower room fitted with a shower enclosure, wash hand basin and low flush WC. Bedroom two is another particularly impressive double room, offering ample space for a double bed and a range of free-standing furniture. Bedroom three is also a comfortable double bedroom and would work equally well as a guest room, home office or hobbies room, depending upon individual requirements. Both bedrooms two and three enjoy an outlook to the front towards Lansdown. Positioned off the hallway is the bathroom, fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin, low flush WC and extractor fan.

Throughout the apartment there is a wonderful feeling of light and space, with generously proportioned accommodation creating a home that feels considerably larger than many apartments locally. The combination of three double bedrooms, two bathrooms, allocated parking and the convenience of being able to walk into Stroud town centre gives the property a broad appeal, particularly to downsizers, first-time buyers, investors and those seeking a low-maintenance home close to amenities.

Outside, the property benefits from an allocated parking space situated to the front of the building, together with secure coded access into the communal entrance for additional peace of mind.

Offered to the market with no onward chain, this lovely apartment enjoys the perfect balance of town-centre convenience, nearby countryside walks and easy access to Stroud railway station, making it a wonderfully practical yet spacious home in a highly convenient setting.

AGENTS NOTE
Some images within this brochure have been digitally enhanced using AI imagery to assist with presentation. This has primarily been applied to rooms that were empty or sparsely furnished at the time of photography.

Location & Amenities

Stroud sits below the western escarpment of the Cotswold Hills, surrounded by five beautiful valleys and a rich blend of countryside, canal walks and historic mill landscapes. Often described as "The Covent Garden of the Cotswolds", the town has a wonderfully creative atmosphere, with independent shops, cafés, galleries, restaurants and everyday amenities all close at hand.

The award-winning weekly Farmers' Market remains one of Stroud's best-loved attractions, while the Five Valleys Shopping Centre offers a vibrant mix of food, retail and leisure. The town is also well known for its arts, music and textile heritage, with regular exhibitions and events held at The Subscription Rooms, Museum in the Park and other local venues.

There is a strong food and social scene locally, with a wealth of pubs, restaurants and cafés, along with the highly regarded Stroud Brewery, a cherished local landmark known for its organic beers, community events and relaxed waterside setting.

For education, Stroud offers two state grammar schools, Marling School and Stroud High School, together with Archway School and a number of well-regarded primary schools. Nearby independent schools include Beaudesert Park School in Minchinhampton and Wycliffe College in Stonehouse.

The area is also well placed for commuters, with Stroud railway station providing direct services to London Paddington, while road links give access towards Gloucester, Cheltenham, Cirencester, Bath and Bristol. For those who enjoy the outdoors, the surrounding valleys, commons, canal paths and countryside walks are all within easy reach, giving the property a lovely balance of town convenience and Cotswold lifestyle

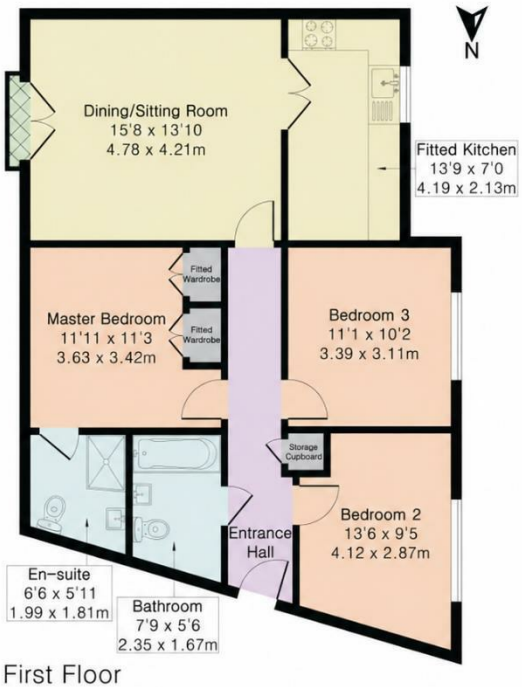
Useful Information

Tenure: Leasehold.
Viewing arrangements: Strictly by appointment through AJ Estate Agents.
Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.
Local Authorities: SDC. Council Tax Band B and EPC rating C

Directions

From the centre of Stroud, from the Ecotricity roundabout, take the third exit and pass Tesco express on your right hand side. At the next roundabout take the second exit and immediately follow the road to the left. Continue along Slad Road and as you approach the Fountain public house on your left, turn right on to Landsdown, and Little Mill Court is the first turn on the left and immediate turn left through gate post and the apartments are located on the left. as denoted by our for sale board.///dodging.grad.remainder

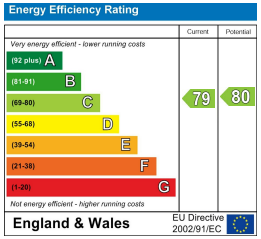
Approximate Gross Internal Area 887 sq ft - 82 sq m



First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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