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Sales & Lettings

**11 Hill Paul, Cheapside, Stroud,
Gloucestershire, GL5 3BL
Price £105,000**

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A well presented west facing studio apartment located on the second floor within this much sought after conversion of the historic Hill Paul building. Modern open plan living area with separate kitchen and shower room. Walking distance of the town centre. No Chain. Ideal investment.

Sawyers Estate Agents are delighted to bring to the market this well presented, west-facing studio apartment, located within the highly sought after conversion of the historic Hill Paul building. Combining character features with contemporary enhancements, the apartment offers a bright and comfortable living space. The property is offered for sale chain free, with access available via the communal lift or stairs.

Ideal Investment Opportunity

The property would be well suited to investors, as it is being sold with a tenant already in situ. The property is currently achieving a rental income of £650 per calendar month, providing an immediate rental return for the incoming owner.

Accommodation

The apartment comprises a welcoming open plan living/dining/bedroom area, thoughtfully arranged to maximise space and natural light. A separate modern fitted kitchen provides a practical and stylish cooking area, while a well appointed shower room completes the accommodation. Character exposed brickwork forms an attractive feature wall, adding charm and individuality to the interior.

Design and Features

The property benefits from generous proportions and a neutral décor throughout, creating a light and airy atmosphere. Modern additions include double glazing, electric heating and broadband connectivity, ensuring comfort and convenience for modern living. The combination of historic character and contemporary finishes creates an inviting and versatile home.

Parking

Although the apartment does not benefit from allocated off-road parking, a public car park is conveniently located nearby. Parking is available on an hourly basis, with the option to purchase an annual permit from the local authority.

Location and Lifestyle

Situated within the iconic Hill Paul building, the apartment is positioned directly opposite Stroud Railway Station and within a short walk of Stroud Town Centre. Stroud is one of Gloucestershire's most popular market towns, set at the convergence of the Five Valleys and surrounded by the scenic Cotswold countryside. The town offers a vibrant lifestyle with a bustling street market, a wide range of shops, pubs, restaurants and bistros, and a blend of rich industrial heritage with contemporary amenities.

Education and Connectivity

The area is well served by first class schools catering for all age groups and benefits from an excellent local bus network. The nearby M5 motorway provides convenient access to Gloucester, Cheltenham and Bristol, while Stroud's mainline railway station offers direct high-speed services to London in approximately 90 minutes.

Communal Entrance

Secure entry via glazed double doors, stairs and lift to upper floors.

Entrance Hall

Door to communal hall, airing cupboard, smoke alarm, opening to living/bedroom area and doors to kitchen and shower room.

Kitchen 2.43m (8'0") x 1.96m (6'5")

Recessed down lights, range of modern wall and base units complemented with contrasting roll edge work surfaces over, stainless steel one and a quarter bowl sink unit, tiled splash backs, built in electric hob with electric oven under and extractor hood over, plumbing for washing machine and space for fridge/freezer.

Open plan Living/Dining/Bedroom 4.75m (15'7") x 4.46m (14'8")

Three double glazed windows to side with views across towards the surrounding valleys, night storage heater, telephone point, television point, power points, exposed brick work to one wall.

Shower Room

Recessed down lights, suite comprising shower cubicle, low level W/C, wash hand basin, part tiled walls, shaver point with light, extractor fan and wall mounted vanity unit.

Selling Agent

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Material Information

Tenure: Leasehold
Lease Length: 125 years. Years remaining: 102 (2026)
Service Charge: £1,256 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: A
Annual price £1,659.09 (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)

Directions

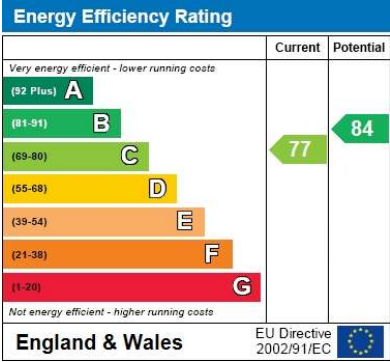
For SAT NAV use: GL5 3BL

A public car park is available next to the building, and is subject to hourly charges.

Approx Gross Internal Area
33 sq m / 351 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.

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