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Sales & Lettings

Flat 6, 91 Westward Road, Cainscross, Stroud,
Gloucestershire, GL5 4LF
Price £204,950

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This well presented top floor duplex apartment offers stylish and contemporary living, combining modern design with practical accommodation within this sought-after gated development in Cainscross. No onward chain

Arranged over two floors, the property provides two generously sized double bedrooms, including a principal bedroom with en-suite shower room, together with an impressive open plan living, kitchen and dining space featuring striking vaulted ceilings.

Accommodation

The apartment is reach via the communal entrance. Arranged over two floors, the property is entered via a front door, opening into a bright entrance hallway, which benefits from a secure entry phone system and useful under stairs storage cupboard.

The lower of the two floors provides two generously proportioned double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. The second bedroom provides a further comfortable double bedroom.

The modern family bathroom is fitted with a white suite comprising a low level W/C, wash hand basin and bath with shower over, together with a chrome heated towel rail.

Stairs rise to the impressive first floor, where the accommodation opens into a generous open plan living, kitchen and dining area. Designed with modern lifestyles in mind, this sociable room is flooded with natural light and features striking vaulted ceilings, creating a particularly impressive sense of character.

The stylish kitchen is fitted with a range of modern wall and base units with door and drawer fronts, complemented by contrasting block edge work surfaces and tiled splashbacks. Further features include a stainless steel single drainer sink, under-unit lighting, built-in washing machine, fridge with freezer compartment and built-in dishwasher.

Design and Features

The property combines contemporary design with practical modern living and benefits from double glazing, gas central heating and internet access. The vaulted ceiling within the open plan living space is a particular feature.

The property also benefits from a 10-year new build warranty, with approximately six years remaining, providing additional peace of mind for the new owner.

Gardens and Grounds

The property forms part of a secure gated development and benefits from well maintained communal areas. Secure gated access provides a good degree of privacy and security, while the development also offers communal bike storage, providing useful facilities for cyclists.

The property`s location also places the Stroud Water Canal and the Stonehouse to Nailsworth cycle track within easy reach, providing excellent opportunities for walking, cycling and enjoying the surrounding countryside.

Parking

The property benefits from one allocated parking space within the secure gated car park. The space also has an EV charging connection point ready for installation, providing useful provision for future electric vehicle charging.

Location and Lifestyle

Situated in Cainscross, conveniently positioned between Stroud and Stonehouse, the property enjoys excellent access to local amenities and the surrounding countryside. The nearby Ebley Wharf development provides a vibrant atmosphere with a gym, coffee shop/wine bar, hair salon and barbers, together with attractive canal and countryside walks close by.
Both Stroud and Stonehouse are readily accessible, providing a wide range of everyday amenities, shops, cafés, restaurants and leisure facilities. The area is particularly well suited to those looking for a modern home with convenient access to both town and countryside.

Education and Connectivity

The area is well served by a range of schools, with St Matthew`s Primary School and Foxmoor Primary School both easily accessible. Stroud provides excellent shopping facilities, a wide range of recreational amenities and a leisure centre, together with a good choice of state, grammar and private schools in the surrounding area.

The location is also well suited to commuters, with regular bus services and mainline railway stations at both Stroud and Stonehouse, offering direct services to London Paddington. Junction 13 of the M5 motorway is just under four miles away, providing convenient access towards Cheltenham, Gloucester and Bristol, making this a well connected location for both local and regional travel.

Material Information

Title: GR464447
Tenure: Leasehold
Freeholder: Ebsworth Property Limited
Lease Length: 999 from 2021 (993 remaining - 2026)
Service Charge: £922.50 per year
Ground Rent: £205 per year
Management Company: Sawyers Estate Agents, Stroud.
Conservation Area: Stroud Industrial Heritage
Grade II Listed: No
Pets: Not Permitted
Local Authority: Stroud District
Council Tax Band: B
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Flood Risk: Very Low
Mobile coverage: EE, Vodafone, Three, O2 (Average)
Broadband Speed: Basic (16 Mbps) Superfast (80 Mbps) Ultrafast 1800 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) & Sanction 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.

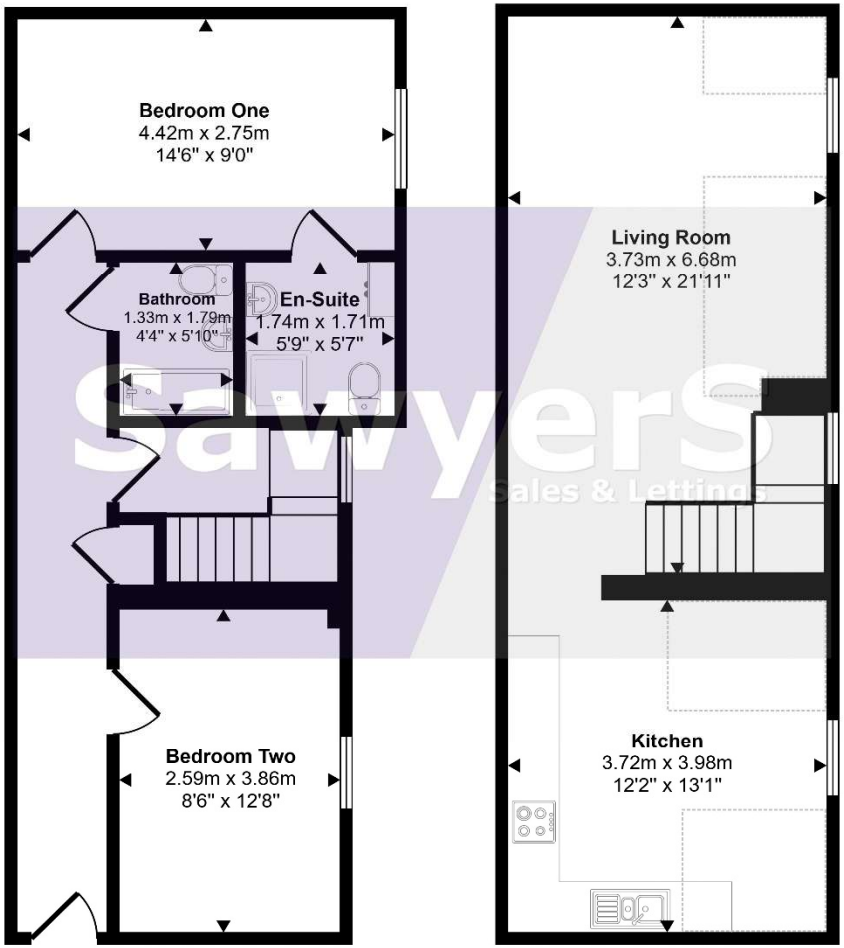
Selling Agent

Sawyers Estate Agents
01453 751647
info@sawyersestateagents.co.uk

Directions

For SAT NAV use: GL5 4LF
From Stroud town centre head towards Stonehouse/M5 on the A419 Caincross Road. At the large roundabout proceed straight across with Tricorn House on your left hand side, taking the second exit onto Westward Road. The building will be found a short distance along on your left hand side.

Approx Gross Internal Area
85 sq m / 913 sq ft

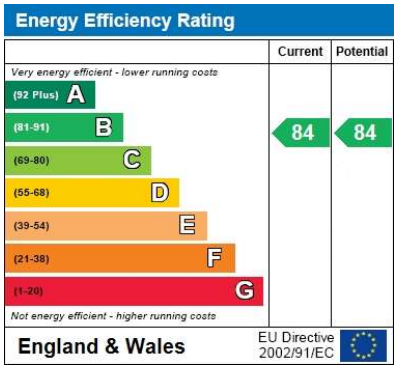


Ground Floor
Approx 44 sq m / 474 sq ft

First Floor
Approx 41 sq m / 439 sq ft

Denotes head height below 1.5m

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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