Rooksmoor, Woodchester GL5 5NE

£139,000

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• Ground floor apartment with it's own entrance • Double bedroom with fitted wardrobes • Light and airy open plan living space • Access to shared gardens on the complex • One allocated parking space • Easy access to local walks, Rodborough and Selsley common • Conveniently situated between Stroud and Nailsworth • Leasehold - 299 years from 2016 with 289 years remaining to 2315 • Council tax band A (£1,599.61) • EPC rating C80

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Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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Entrance Hall
uPVC double-glazed door to entrance hall. Access to open plan living space and bedroom. Radiator.

Open Plan Living Space
Two uPVC double-glazed windows to rear elevation. Range of wall and base units with appliances to include sink with mixer tap, integrated fridge freezer, four ring electric hob and oven. Space for washing machine. Two radiators.

Bedroom
uPVC double-glazed window to front elevation. Built-in wardrobes. Radiator.

Shower Room
Low-level WC, wash hand basin and corner shower cubicle. Heated towel rail.

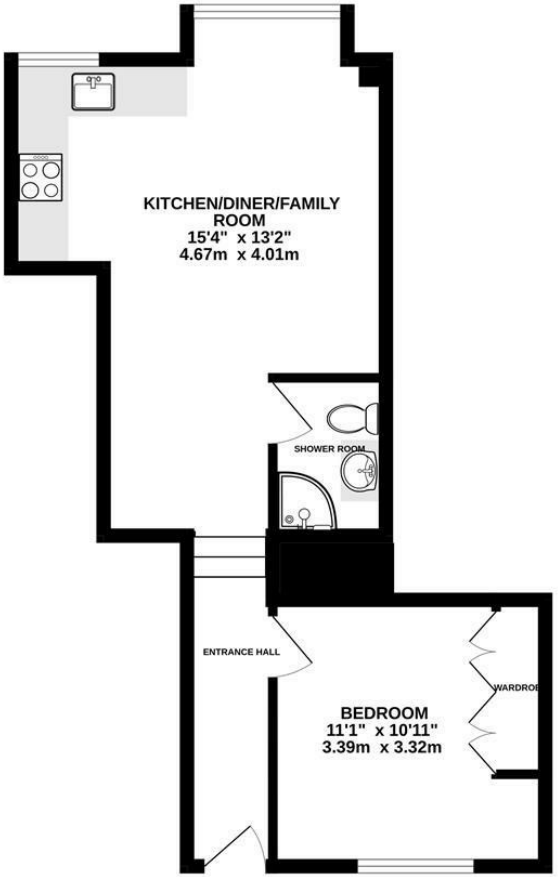
Outside
The property has one allocated parking space in the communal car park. The property also has access to the communal gardens that are mostly laid to lawn.

Location
The picturesque village of Woodchester is nestled within the beautiful Cotswold countryside, perfectly positioned between the thriving market towns of Stroud and Nailsworth. Renowned for its charming character, rolling hills and scenic walking routes, the village offers a wonderful balance of rural tranquillity and everyday convenience. The nearby Woodchester Park, with its lakes, woodland walks and the iconic Woodchester Mansion, provides an abundance of opportunities for outdoor recreation and nature lovers alike.

Within the village itself, residents benefit from a range of local amenities including a well-regarded primary school, two welcoming public houses, a village shop with Post Office, and the historic parish church, all contributing to a strong sense of community. Opposite the property the cycling and walking path offers both access to Stroud and Nailsworth, the market town of Stroud, approximately two miles away, offers an extensive range of independent shops, cafés, restaurants, supermarkets and leisure facilities, together with a mainline railway station providing direct services to London Paddington, Cheltenham and Gloucester. The popular town of Nailsworth, just over two miles away, is equally renowned for its vibrant high street, artisan shops, eateries and annual community events. the For those commuting further afield, Junction 13 of the M5 motorway is approximately six miles away, providing excellent road links to Gloucester, Cheltenham, Bristol and the wider motorway network.

Material Information
Tenure: Leasehold - 299 years from 2016 with 289 years remaining until 2315.
Service charge: Approximately £1,176.00 per annum.
Ground rent: Approximately £468.00 per annum.
Management company: GSM.
Local authority and rates: Stroud District Council - £1,599.61 (2026/27).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: gas central heating.
Broadband speed: 8 Mbps (basic) and Mbps (superfast).
Mobile phone coverage: EE, Three, O2 and Vodafone.

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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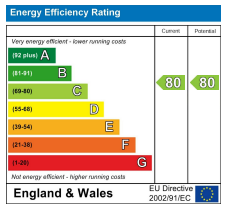
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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