

20 Orchard Court, Stonehouse GL10 2QP

£175,000

naylor powell

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• Two bedroom apartment with potential for a study/office space • First floor with stairlift access • Spacious open plan living space with Juliet balcony • One allocated permit parking space • Over 60s complex • Well maintained communal gardens with convenient drying area and bin store • CHAIN FREE • Leasehold - 999 years with 963 years remaining • Council tax band B (£1,975.70) • EPC rating C71

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

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Entrance Hall
Door to entrance hall. Access to living/dining room and kitchen, bedroom one, bedroom two, shower room and two storage cupboards.

Kitchen/Living/Dining Room
uPVC double-glazed French doors with Juliet balcony. Two Electric night storage heaters.

Bedroom One
uVPC double-glazed window to side elevation. Wardrobe.

Bedroom Two
uVPC double-glazed window to side elevation. Electric heater.

Bathroom
Low-level WC, wash hand basin and bath with shower over. Electric heater.

Dining Room/Bedroom Three
uVPC double-glazed window to side elevation. Storage cupboard.

Outside
The property has one allocated permit parking space. There are well-kept communal gardens along with a shared bin store and drying area.

Location
The property is situated just off the High Street in the centre of Stonehouse. There are many local amenities and facilities nearby, including a Co-op with a post office, restaurants, building society and library. There are good transport links with public buses regularly passing through Stonehouse and a train station, the station has a main line to London (Paddington Station). Junction 12 of the M5 motorway is also easily accessible, providing access to Gloucester, Cheltenham and Bristol.

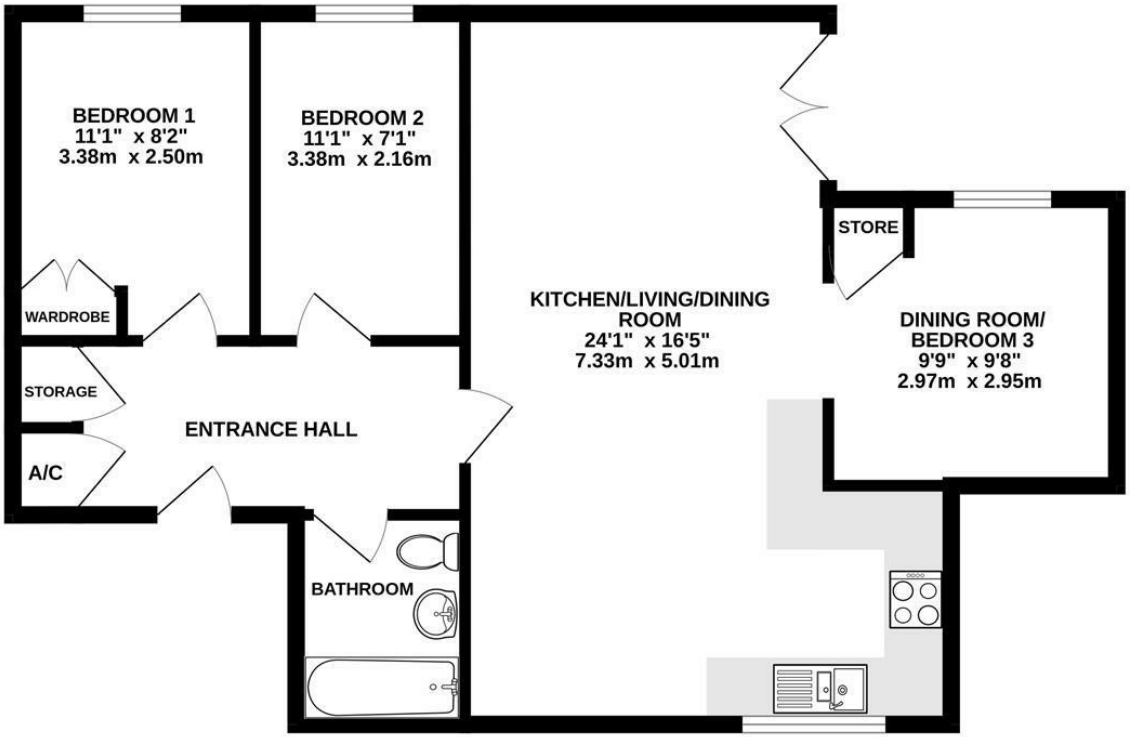
Material Information
Tenure: Leasehold 999 years from 1990. 963 years remaining.
Service charge is approximately £1440.00 per annum
Over 60's complex.
Council tax band: B.
Local authority and rates: Stroud District Council - £1975.70 (2026/27).
Electric supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Electric
Broadband speed: 17 Mbps (basic) and 80 Mbps (superfast).
Mobile phone coverage: EE, Three, O2 and Vodafone.

Agents Note
The stairlift is owned and charged to this property.





FIRST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



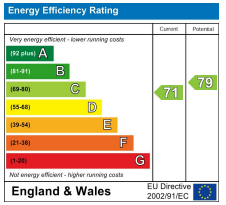
TOTAL FLOOR AREA : 723 sq.ft. (67.2 sq.m.) approx.

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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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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