Orchard Court, Stonehouse GL10 2QP

£174,950

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• Two bedroom apartment • First floor with stairlift access • Over 60s complex • Bright and airy living room/diner with Juliet balcony • One allocated permit parking space • Well kept communal gardens, bin store and drying area • CHAIN FREE • Leasehold - 999 years with 963 years remaining • Council tax band B (£1,975.70) • EPC rating D58

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

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

Living Room/Diner
uPVC double-glazed French doors with Juliet balcony. Access to kitchen. Electric fireplace. Electric heater.

Kitchen
uPVC double-glazed window to front elevation. Range of wall and base units with appliances to include stainless steel sink with mixer tap and drainer, eye-level double oven and four ring electric hob. Space for washing machine and fridge/freezer.

Bedroom One
uPVC double-glazed window to side elevation. Wardrobe. Electric radiator.

Bedroom Two
uPVC double-glazed window to rear elevation. Wardrobe. Electric heater.

Shower Room
uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and walk in shower. Heated towel rail.

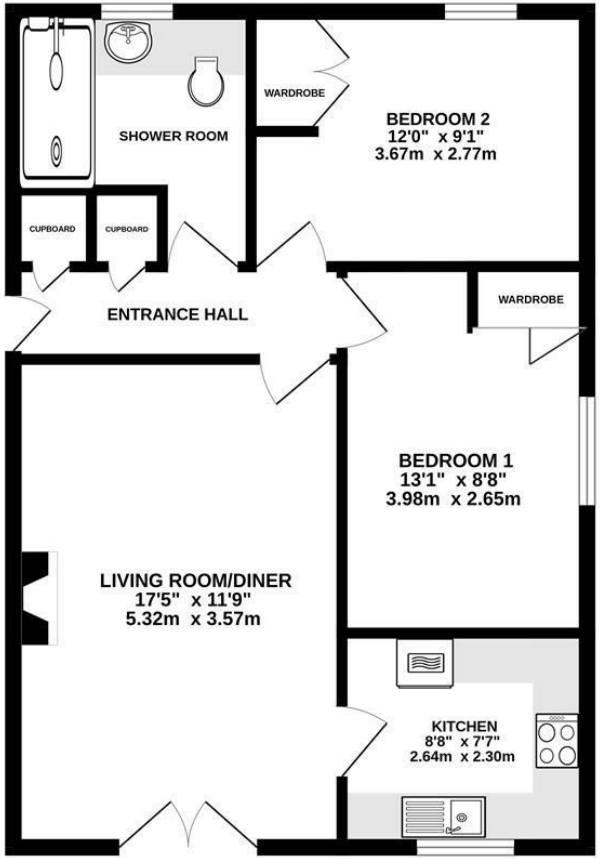
Outside
The property has one allocated permit parking space. There is well kept communal gardens along with a shared bin store and drying area.

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 £1,440.00 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:
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
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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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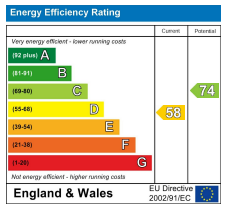
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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