



Bath Road, Woodchester GL5 5NR
£173,000



Bath Road, Woodchester GL5 5NR

• One bedroom apartment • Open plan living • Character features • Located in the sought after area of Woodchester between Nailsworth and Stroud • Leasehold - 999 years from 2018 with 993 years remaining • Management company - Raynsford Limited • Service charge - approximately £500 per annum - charged bi-annually for periods 1st Jan - 30th June and 1st July - 31st December - reviewed annually • Ground rent - approximately £50 per annum - charged bi-annually for periods 1st Jan - 30th June and 1st July - 31st December - reviewed annually • Council tax band A (£1,523.89) • EPC rating G14



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

01453 827640

stonehouse@naylorpowell.com

www.naylorpowell.com

£173,000

Living Room

External wooden door to living room and wooden single-glazed window to front elevation. Steps down to kitchen and access to hallway. Two wall mounted electric heaters.

Kitchen/Diner

Wooden single-glazed window to side elevation and external wooden door to outside. Range of wall and base units with work surface over, inset one bowl stainless sink with mixer tap and drainer, integrated electric oven and hob with extractor hood over, space and plumbing for washing machine and fridge/freezer.

Bedroom

Wooden single-glazed window to rear elevation. Access to dressing room. Electric infrared heating panel.

Dressing Room

Wooden single-glazed window to rear elevation. Ladder to mezzanine storage floor.

Bathroom

Wooden single-glazed window to rear elevation. Low-level WC, wash hand basin and bath with shower over. Electric heater.

Outside

There is a shared gravelled driveway providing allocated parking for one vehicle. There are also visitor spaces.

Location

The village of Woodchester is situated between the towns of Stroud and Nailsworth. Stroud town centre is approximately 2 miles providing a train station, shopping facilities and

amenities. Nailsworth town is approximately just over 2 miles providing further amenities and facilities. Local amenities offered by Woodchester include a Primary School, two Public Houses, Village Shop with a Post Office and Parish Church. Junction 13 of the M5 motorway is approximately just under 6 miles proving easy access to Gloucester, Cheltenham and Bristol.

Material Information

Tenure: Leasehold - 999 years from 2018 with 993 years remaining until November 2144.

Council tax band: A.

Local authority and rates: Stroud District Council - £1,523.89 (2025/26).

Service charge: approximately £500 per annum. Charged bi-annually for periods 1st Jan - 30th June and 1st July - 31st December. Reviewed annually.

Ground rent: approximately £50 per annum. Charged bi-annually for periods 1st Jan - 30th June and 1st July - 31st December. Reviewed annually.

Management company: Raynsford Limited.

Electricity supply: mains.

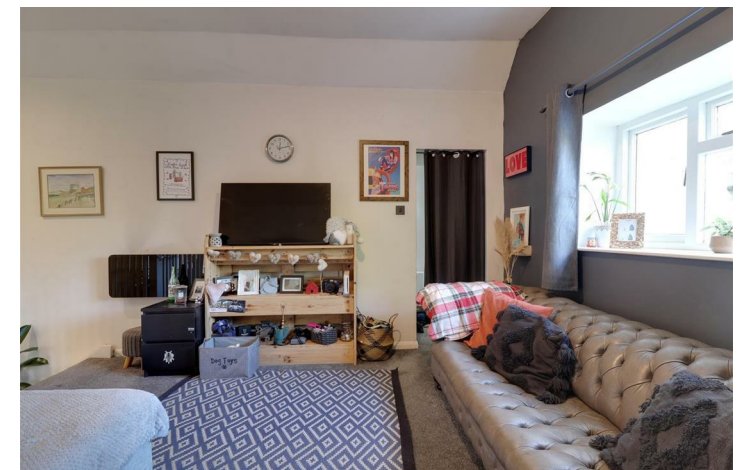
Water supply: mains.

Sewerage: mains.

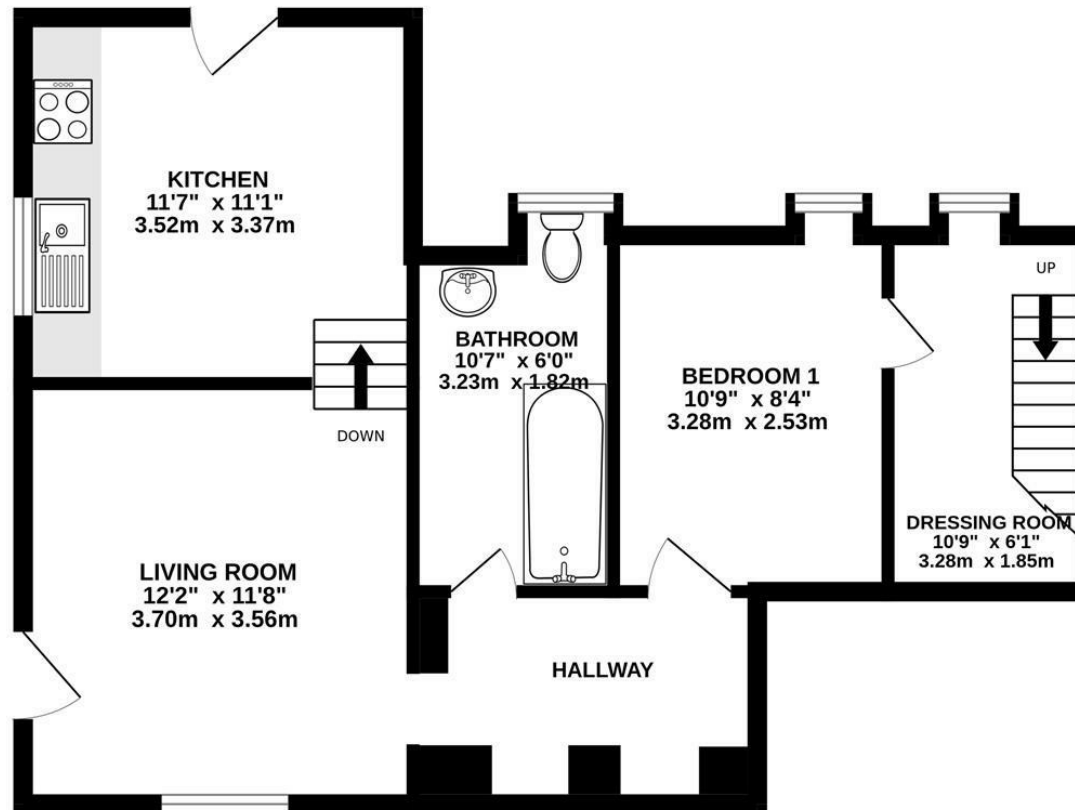
Heating: electric heaters.

Broadband speed: 14 Mbps (basic) and 67 Mbps (superfast).

Mobile phone coverage: EE (limited), Three (limited), O2 and Vodafone.



GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 558 sq.ft. (51.8 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.
Made with Metropix ©2024

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		72	14
EU Directive 2002/91/EC			



