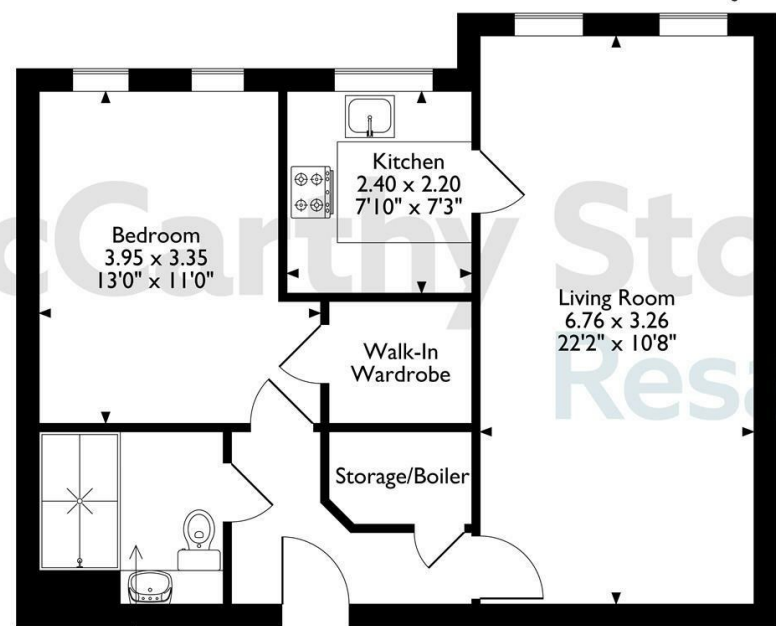


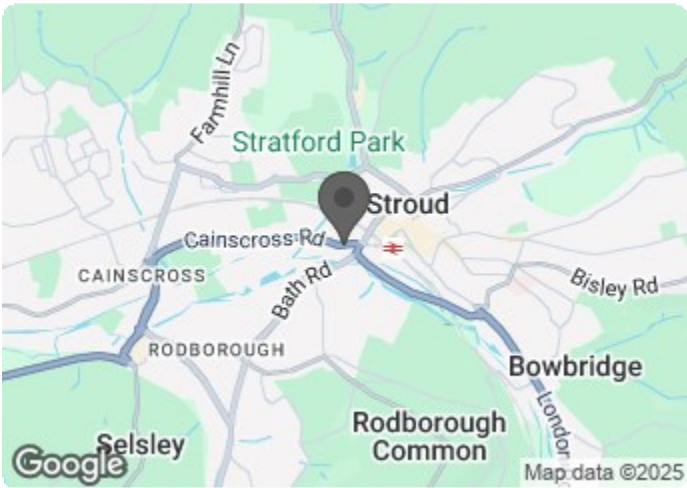
Stroudwater Court, Apartment 29, 1, Cainscross Road, Stroud,
Gloucestershire
Approximate Gross Internal Area
54Sq M/581 Sq Ft



Second Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

29 Stroudwater Court

Cainscross Road, Stroud, GL5 4ET



Asking price £215,000 Leasehold

A well presented ONE BEDROOM APARTMENT on the SECOND FLOOR situated in McCarthy Stone's STROUDWATER COURT.
Stroudwater Court is located in the heart of the charming market town of Stroud- benefiting from local amenities and transport links.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Cainscross Road, Stroud

Stroudwater Court

Stroudwater Court enjoys a prime location in the charming market town of Stroud, ‘the Covent Garden of the Cotswolds’. This premium collection of age-exclusive (60 years and above) apartments is perfect for those seeking a relaxed yet active retirement in Gloucestershire. The Stroudwater Court complex features a selection of social areas, including the homeowners’ lounge with views of the canal, and terrace garden that overlooks the lock. There is also a beautifully maintained outside area. Homeowners also benefit from a guest suite that’s available for your friends and family (subject to availability & additional fee per night). Stroudwater Court has outstanding security features, such as a camera entry system and 24-hour emergency calls. There is also lift and wheelchair access throughout the development.

Entrance Hall

Door to walk in storage cupboard and additional door to airing cupboard. Emergency intercom. Security door entry system. Doors leading to shower room, living room and bedroom.

Lounge

A living room with space for a dining area. Two double glazed windows provide the room with plenty of natural light. TV and telephone points. Two ceiling light fittings. Power points.

Kitchen

Modern fitted kitchen with floor and eye level

storage. Integrated fridge and freezer. Waist height oven. Four ringed induction hob with spot lights and extractor hood above. A double glazed window is positioned above a sink and drainer with mixer tap. Extractor Fan.

Bedroom

Two windows provide good natural light in. Central ceiling light fitting. Walk in wardrobe. TV and telephone points. Power points.

Shower Room

Fully tiled purpose built wet room with WC. Vanity unit inset wash hand basin with mixer tap and fitted mirror above. Shower with grab rail and shower screen. Extractor fan. Heated towel rail. Emergency pull-cord.

Service Charge Information

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £2977.35 for the financial year ending 30/09/2025.

The Service charge does not cover external

1 bed | £215,000

costs such as your Council Tax, electricity or TV.

To find out more about the service charges please contact your Property Consultant or House Manager.

Ground Rent and Lease Information

Lease - 125 years from 1st June 2015

Ground rent - £425.00 per annum

Ground rent review: 1st June 2030

Parking Permit Scheme-subject to availability

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services

- Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

