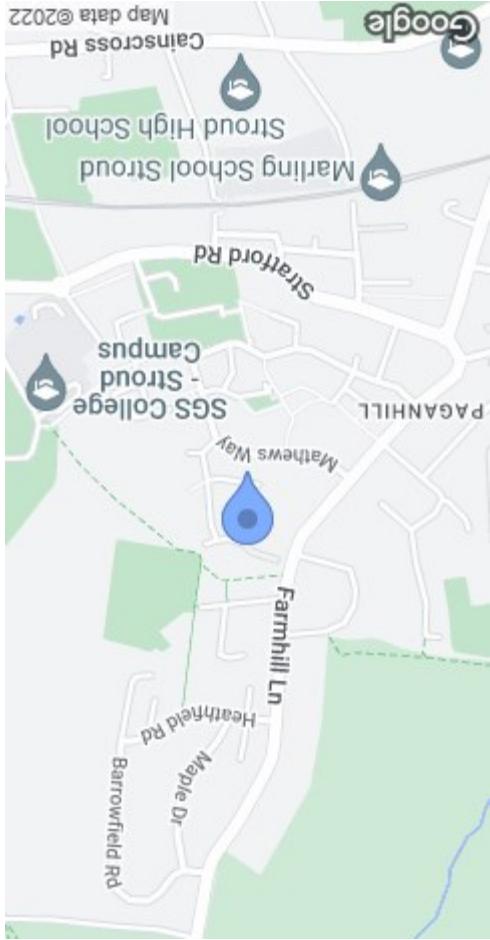
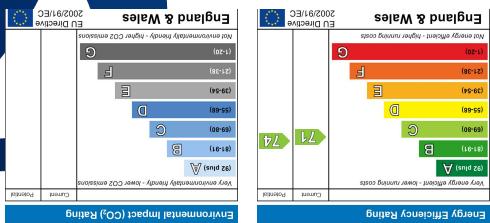


in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale. Please note that the preparation of these particulars do not constitute a contract or part of a contract. All measurements are approximate and not been tested and therefore no guarantee can be given that they are reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any fixtures, fittings and any other items are approached and no guarantee can be given that they are in working order. Details, measurements, areas and any other items are approximate and no responsibility is taken for any error or omission. Whilst every effort has been made to ensure the accuracy of the design contained here, measurements

MISREPRESENTATION DISCLAIMER



GROUND FLOOR



£120,000

Ground floor apartment situated in the popular Paganhill area of Stroud, close to local schools and amenities. The building does have a secure entry system leading to a communal hallway.

Enter via your private front door and find a useful storage cupboard, perfect for hide your coats and shoes away. The double bedroom on your left has a window overlooking your balcony and is serviced by the main bathroom. The kitchen houses the gas boiler has a range of fixed units and enjoys views over the communal gardens.

Moving through into the light and airy sitting room which also enjoys views over the communal gardens and leads onto the enclosed veranda where you can sit and enjoy your private patio area.

Outside you will find the communal gardens, and a useful private lockable store.

Within Paganhill and neighbouring Farmhill there are a few local amenities including a Tesco Express Shop, Primary School, Secondary School, College and Leisure Centre. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of five valleys amidst the beautiful Cotswold countryside. It contains a rich blend of industrial heritage and modern amenities with its town centre shopping, bustling street market, a range of banks, restaurants, bistros and pubs. The railway station has a regular train service to London and Cheltenham. There are first class schools for all grades and age groups and good access to the M5 allows comfortable commuting to Cheltenham, Gloucester and Bristol.



As this is a leasehold property you are likely to be responsible for management charges and ground rent. You may also incur fees for items such as leasehold packs and in addition you will also need to check the remaining length of the lease. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase.

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

Wooden front door, power points, tiled floor and two storage cupboards.

KITCHEN

10' x 6'8 (3.05m x 2.03m)

Two double glazed windows, power points, tiled floor, double sink with drainer, gas boiler. Space for oven, fridge/freezer and washing machine.

SITTING ROOM

15'04 x 10'02 (4.67m x 3.10m)

Two double glazed windows, radiator, power points, TV point and double glazed door leading to the balcony.

BEDROOM 1

12'04 x 9'06 (3.76m x 2.90m)

Double glazed window, radiator and power points.

BATHROOM

6' x 5' (1.83m x 1.52m)

Double glazed window, lower level W.C, sink, bath with shower over, heated towel rail and tiled floor.

LARDER CUPBOARD

STORAGE CUPBOARD

VERANDA

9'06 x 3' (2.90m x 0.91m)

SERVICES

Mains water, electricity, gas and drainage.

TENURE

Leasehold.

125 years from 11 December 2000

MAINTENANCE CHARGES

Service Charges: £25 approx per month

GROUND RENT

Ground Rent: £10 per year.

LOCAL AUTHORITY

Council Tax Band: A
Stroud District Council, Ebley Mill, Ebley Wharf, Stroud, Glos. GL5 4UB.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.