



AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

70

STROUD, GL5 1BH

Guide price £174,950

Description

A Two-Bedroom Apartment with Private Entrance, Parking & No Onward Chain, Right in the Heart of Stroud

This well-presented two-bedroom apartment offers something a little different. It's set in a central location within walking distance of Stroud town centre and local amenities, yet comes with the rare benefit of parking, a private entrance, and a garage.

At the front, there's driveway parking for two small cars directly outside the property, plus an integral single garage. A private front door leads into a ground floor entrance hall with stairs to the first floor. There's also a handy internal door into the garage and a downstairs cloakroom with a side window, WC and wash basin., a large storage space at the bottom of the stairs is very useful.

Upstairs, the landing provides access to all rooms and includes a door to the outside, which leads to a communal garden area via a side staircase. There's also a useful storage cupboard/airing cupboard.

The open-plan living and dining room is a bright, comfortable space with a window to the front and plenty of room for both seating and dining. It opens into the kitchen, which is fitted with a range of base and wall units, a built-in oven and hob, sink inset to worktop, and plumbing for a washing machine. There's space for a fridge and a front-facing window, with views across to the park.

Bedroom one is a good-sized double with views over the communal gardens and a private feel. Bedroom two is a single, also overlooking the garden. The property benefits from plenty of natural light throughout.

There has been new carpet and flooring fitted throughout apartment and the sitting/dining room walls have been repainted in June 2025

Outside Space

To the rear, a communal garden area is accessed via external steps from the side of the building. It's laid to lawn and features shared washing lines, ideal for enjoying some outdoor space in the warmer months.

Additional Information

Please note that the property is empty and we have shown some images for you to see what the property could look like with furniture in.

Offered to the market with no onward chain

Leasehold – 999-year lease from 1997 (961 years remaining)

Annual costs (2024/2025) for maintenance, ground rent and insurance: £579.33

AGENTS NOTE

Stamp duty at £174,950

First time buyer £0 Moving home £999.00 Additional property £9,746

- A rare find an apartment on the edge of Stroud centre with parking & garage
- Private entrance with hall, downstairs cloakroom, internal access to the garage
- One double & one single bedroom, both have a wealth of natural light
- Fitted kitchen with space for appliances
- Ideal first home or investment, with approx rental income of £900 PCM
- Parking for one/two up to a integral single garage, rented out successfully for 20 years
- Stairs lead to all accommodation on the first floor with a side entrance
- Open plan sitting room with dining area opening to the kitchen
- Communal gardens & washing area to the rear
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN





Location & Amenities

Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Stroud has been described as "The Covent Garden of the Cotswolds".

Stroud is a well-known centre for arts and crafts and the weekly Farmers Market has been voted the best in the country and the newly completed indoor Five Valleys shopping centre is a fantastic attraction. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park.

Stroud has a wealth of local pubs and restaurants and the very well regarded Stroud brewery offering great social events with ethical and organic beer has become a very cherished landmark.

Stroud has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse. Good transport links with London Paddington by train and Bath and Bristol by car.



Useful Information

Tenure: Leasehold.

Viewing arrangements: Strictly by appointment through AJ Estate Agents.

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band A and EPC rating C

Directions

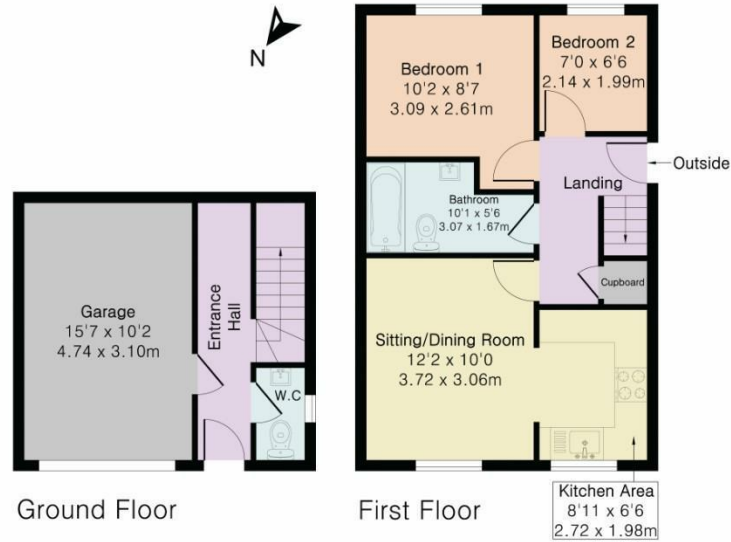
From the centre of Stroud from Cainscross road up to the island opposite Ecotricity, turn left follow the A46 passing the new shopping centre on your right up to a further island and turn right onto and then immediately left onto the B4070 Slad road passing the CO-OP food store on the right hand side. Follow this road taking the turning on the right into Lansdown, follow the road until for to the right which is a continuation of Lansdown and the apartment is located a short distance on the left hand side as denoted by our for sale board.



Approximate Gross Internal Area 721 sq ft - 67 sq m

Ground Floor Area 264 sq ft – 25 sq m

First Floor Area 457 sq ft – 42 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



AJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
EU Directive 2002/91/EC		

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