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APARTMENT 6 DOLPHIN MUNDAY COURT, EBLEY, STROUD, GL5 4UG

The Property

A handsome Georgian house and former mill built in red brick, believed to date back to the late 1700s. The exterior was sympathetically restored in 2009 and the interior was entirely renewed as part of a thoughtful redevelopment, offering a stylish living environment with period character and modern comfort.

The position works well for access to the canal and the popular Ebley Wharf area. There are lovely walks toward Stroud and Stonehouse, with scenic surroundings and a relaxed setting.

This ground floor apartment is reached from Home Orchard or Westward Road. The entrance sits within natural Cotswold stone with shallow steps leading to the front door. A smart communal hall with secure entry gives an immediate sense of quality. A large overhead skylight brings in generous natural light, creating an open and welcoming feel throughout the well-presented communal areas.

This apartment further benefits from doors within that allow direct access from outside. Internally, you are welcomed by an entrance hallway that provides access to the bathroom and open plan fitted kitchen and sitting/dining room and bedroom two.

Open-plan sitting/dining room enjoys strong natural light from tall windows and offers comfortable space for everyday living and entertaining. This flows into the modern fitted kitchen, featuring light grey base and wall mounted cabinets with dark grey worktops, an integrated hob, oven, extractor, fridge, and washer/drier, finished with dark flooring for easy maintenance. With a door leading to one of the double bedrooms.

Bedroom one, a double bedroom with a large window and a side door that brings in plenty of natural light. There is comfortable space for a double bed and free-standing furniture.

From the entrance hall access to bedroom two. A further double bedroom with a tall window and French doors with embedded windows that bring in plenty of natural light. There is comfortable space for not just a bed but also a perfect work from home space or alternatively a great guest room. We feel this room could offer the perfect opportunity to work from home benefiting from a direct access from outside. An enclosed cupboard houses the combi boiler.

The accommodation is finished with a newly fitted bathroom. An opaque window brings in strong natural light while maintaining privacy. The room includes a white suite with panelled bath and overhead shower, a pedestal basin, and a low-level WC.

Unusually for an apartment, the property also benefits from generous secure basement storage that is practical and easy to access. Outside, there is an allocated parking space directly outside for one vehicle. Double glazed casement windows, styled in keeping with the original mill design, add character and charm.

This impressive apartment combines period character with a fresh modern finish. The rooms feel well proportioned with strong natural light throughout, and the location offers great convenience for daily living. It suits first-time buyers, professionals, or anyone looking for an attractive and comfortable home in a sought-after setting.

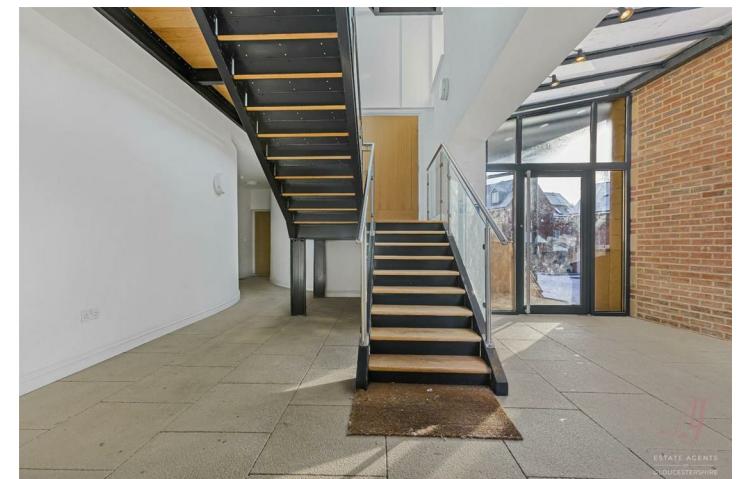
OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Rental valuation approx £825 PCM

Please note that the apartment is currently empty, and photos have been virtually staged to show its potential.

AGENTS NOTE:

Stamp Duty at £179,950 First time buyers £0, Moving Home £1,099 Additional Property £10,096





Outside

The apartment building sits less than 100 metres from the restored Stroudwater Canal, providing a pleasant waterside setting with easy walking routes. Nearby Ebley Mill stands on the banks of the River Frome. First built in 1818 as a woollen mill, it is now Grade II listed and home to Stroud District Council. The wider Ebley Wharf area was redeveloped in 2013 and offers a strong community feel with cafés and local amenities close by. This makes the property an appealing option for first-time buyers or investors.

Outside, there is allocated parking for one vehicle. The apartment features double glazed casement windows throughout, designed in keeping with the original mill style to add character.

The apartment is currently empty and the internal photographs are virtually staged to show how the space works.

The property is leasehold with a 999-year lease commencing 01.01.26. The ground rent is a peppercorn, with no charge payable. The annual service charge is £800.00 and includes building insurance, communal maintenance and lighting, along with upkeep of the fire alarm system and emergency lighting



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 B and EPC rating C





Location

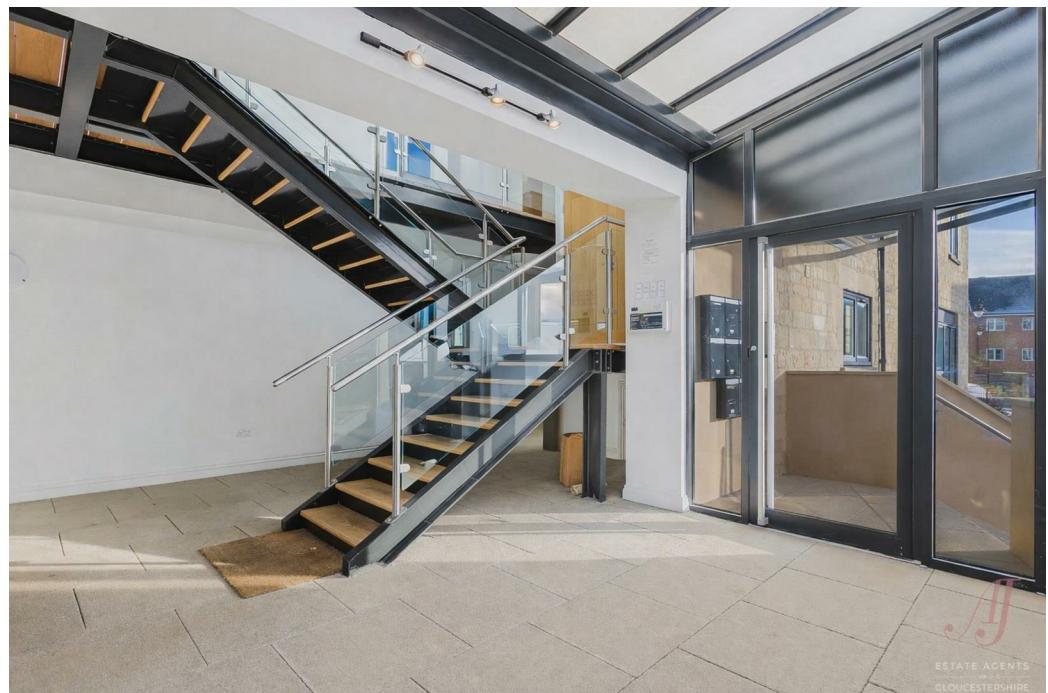
The apartment building is situated less than 100 metres from the restored Stroudwater Canal, offering an immediate connection to the area's waterside charm. Close by, Ebley Mill sits proudly on the banks of the River Frome. Originally built in 1818 as a woollen mill and now a Grade II listed landmark, it is home to Stroud District Council and forms the heart of Ebley Wharf. Rebuilt in 2013, the Wharf has developed into a vibrant community hub with excellent facilities, including a gym, the Go Bananas indoor soft-play centre, and a central square with a beautiful water backdrop that provides the perfect setting for the popular Kitsch café and wine bar. The canal path is ideal for both walking and cycling, linking Stroud and Stonehouse while providing a wonderfully relaxed atmosphere.

Stroud itself is renowned for its distinctive bohemian character and rich cultural scene. Independent shops line the streets alongside celebrated venues for arts, crafts and music, with the award-winning weekly farmers' market drawing visitors from across the region and widely regarded as one of the oldest of its kind. The recently redeveloped Five Valleys indoor market and shopping centre, inspired by London's Borough Market, adds further vibrancy with a mix of designer brands, world cuisine and local artisan producers.

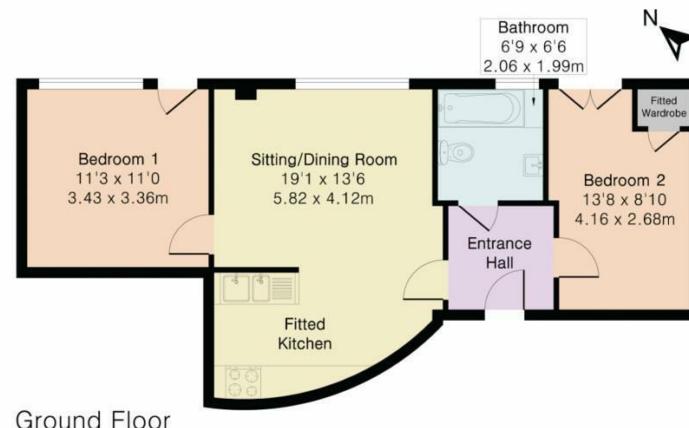
For those needing to travel further afield, the area is exceptionally well connected. There are direct rail links to London Paddington and easy access to the M5 motorway, making commuting straightforward. Families are also well catered for with an excellent choice of schools, from two state grammar schools and a mixed secondary comprehensive to the SCS Stroud Campus, alongside a selection of highly regarded private schools.

Directions

From the centre of Stroud outside the Ecotricity building follow the A419 Cainscross road up to the island and take the second exit. Stay in the left hand lane straight over the traffic lights onto B4008 Westward road. Follow this road until you approach two set of traffic lights. Straight over the first set and turn left at the second set of traffic lights onto Ebley Wharf taking the first turning on the right into Home Orchard, follow the road passing the canal on your left hand side and a small area of green on your right, continue past and follow the road to the end where Dolphin Munday Court will be in front of you.
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Approximate Gross Internal Area 587 sq ft - 55 sq m



PINK PLAN
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	78	78
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
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