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APARTMENT 9 , STROUD, GL5 4UG

£194,950

The Property

A stunning Georgian House and Mill built in Cotswold stone, believed to date back to the late 1700's. The exterior was restored in 2009 and all the interior is new, built out as a part of a sensitive re-development.

The location provides ease of access to the canal and the well-regarded Ebley Warf area. Wonderful walks lead to Stroud and Stonehouse surrounded by lovely scenery.

This apartment is accessed from Home Orchard & Westward Road. The entrance to the building is framed by natural Cotswold stone, with shallow steps leading up to front door. A contemporary communal entrance with a secure entry system which immediately sets a stylish tone. The staircase features a blend of modern glass balustrades, stainless steel handrails, and contrasting black framework. Natural light pours in through the large overhead skylight, enhancing the sense of openness and space, which is well-maintained.

Internally, upon entering, a spacious hallway welcomes you, providing access to all rooms, bathroom and a useful storage cupboard. A generous open-plan kitchen and sitting room which is a bright and airy space, designed with both functionality and comfort in mind. The modern fitted kitchen features base and wall units in light grey with black worktops, an integrated hob, oven, extractor, fridge and washing machine, finished with wood-effect flooring for easy maintenance. Opens to the sitting/dining area.

Sitting/dining area is carpeted throughout with a wealth of natural light flooding through the tall windows, with space at ease for two sofas and a dining table and chairs.

Both bedrooms are double rooms which offer ample floor space and create a calming atmosphere for rest and relaxation, space for a double bed and free standing furniture at ease, flooded with natural light from large sash windows.

The accommodation is completed by a three piece bathroom with white tiling, a bath and overhead shower, a pedestal basin, and low-level WC.

The apartment has access to significant basement storage which is rare. This is secure and easily accessible.

This exceptional apartment blends period charm with contemporary style. It offers beautifully proportioned accommodation, excellent natural light throughout, and sits in a superbly convenient location, perfect for first-time buyers, professionals or those seeking a charming retreat in a desirable location.

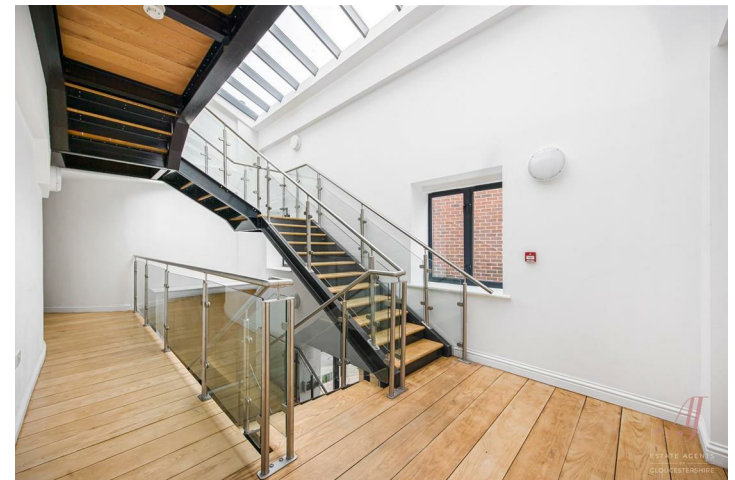
OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Rental valuation approx £995 PCM.

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

AGENTS NOTE:

Stamp Duty at £194,950 First time buyers £0, Moving Home £1,399 Additional Property £11,146

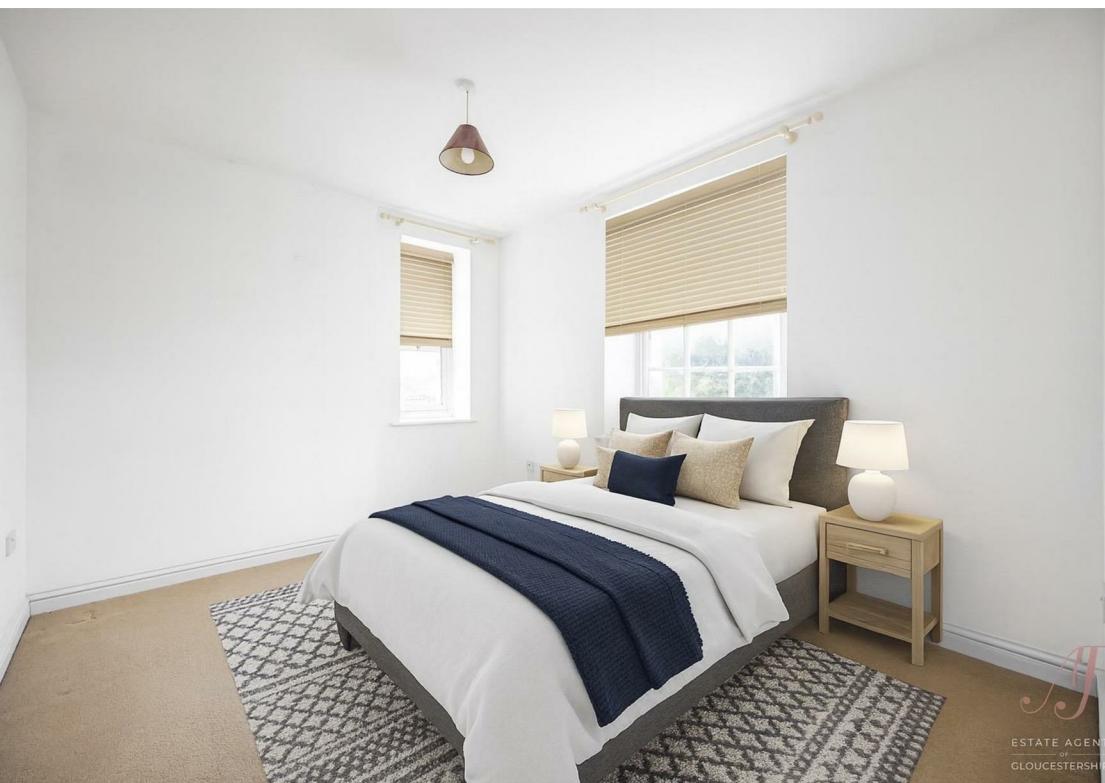




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Outside

Agents Information

The apartment building is less than a 100m from the restored Stroud Water Canal. Nearby, Ebley Mill on the banks of the River Frome, originally a woollen mill built in 1818, is now a Grade II listed building occupied by Stroud District Council. The mill which is part of Ebley Wharf, was rebuilt in 2013 and has a real community vibe.

Please note that the apartment is currently empty, and photos have been virtually staged to show its potential. An excellent opportunity for first-time buyers or investors.

The property is leasehold with a lease of 987 years remaining, currently a peppercorn rent of £0 per annum. Annual service charge of £800.00 covers building insurance, maintenance of the communal areas and lighting, fire alarm and emergency lighting.

Stamp Duty at £194,950

First Time Buyer £0 Moving Home £1,399 Additional Property £11,146



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 B



Location

A main square with a stunning water backdrop, all of which provide a perfect location for the well-regarded Kitsch cafe and wine bar. Walks or bike rides along the canal to Stroud or Stonehouse give a relaxing feel to the area. Stroud town provides a richness of styles offering a uniquely enchanting bohemian atmosphere. There are numerous independent shops along with the well-known centre for arts, crafts and music which becomes a hive of activity during the weekly award-winning farmers' market – arguably one of the oldest in the country. The newly developed Five Valleys indoor market and shopping centre, inspired by London's award-winning Borough Market, boasts everything from designer brands and world cuisine to local artisans and producers.

Direct rail links to London Paddington and ease of access to the M5 motorway. Quality schools for the entire educational spectrum according to preference. These include two state Grammar Schools, a mixed Secondary Comprehensive and SCS Stroud Campus. Nearby are also several prestigious private schools.

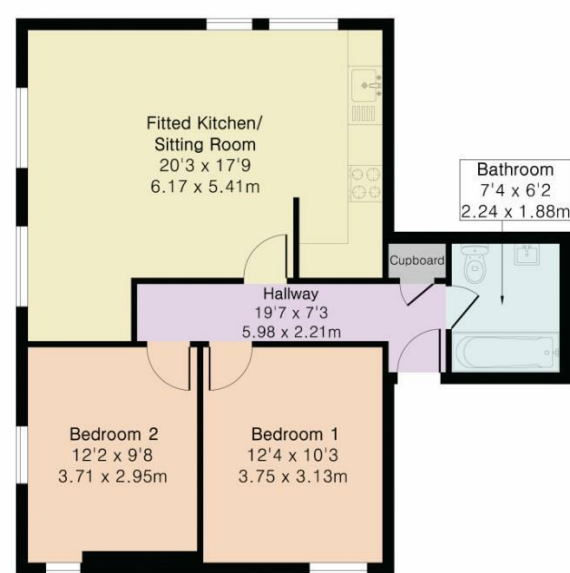


Directions

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. what three words ///challenge.exposes.evenly



Approximate Gross Internal Area 689 sq ft - 64 sq m



First Floor



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		
(92-101) 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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