



**SawyerS**  
Sales & Lettings

**48 Little Mill Court, Lansdown, Stroud,  
Gloucestershire, GL5 1DJ  
Price £159,000**



## 48 Little Mill Court, Lansdown, Stroud, Gloucestershire, GL5 1DJ

**A stylishly presented one double bedroom top floor apartment situated within the popular `Newland Homes` development in Lansdown. Benefits include modern fittings, double glazing and a garage. No Chain.**

**Sawyers Estate Agents** are pleased to bring to the market this well presented one double bedroom top floor apartment, built to `The Bowbridge` design situated within the exclusive `Newland Homes` development in Lansdown. Accessed via a secure communal entrance, stairs give access to the top floor. The accommodation briefly consists, entrance hall, open plan living, kitchen and dining area, double bedroom and stylish shower room. Benefits include modern fittings, double glazing and a larger than average garage. The property is offered with no onward chain.

**Amenities:** - Within the Lansdown/Uplands area of Stroud there is a Post Office, Co-op and a local shop within Folly Lane, whilst the town centre is less than a quarter of a mile away. Here a comprehensive range of banking and shopping facilities may be found which in recent years have been greatly improved. There are schools catering all grades and age groups and a local Leisure Centre catering for a large range of sporting activities. Stroud has a mainline British Rail Station bringing London within 90 minutes travelling time. The M4 & M5 motorways are within easy commuting distance bringing Bristol, Gloucester and Cheltenham within easy reach.

Stroud is one of Gloucestershire`s most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros are all within walking distance of the exclusive `Newlands Homes` development.

### Communal Entrance

Secure entry system, stairs to all floors. Useful communal utility room with sink and cold water tap.

### Entrance Hall

Front door to communal hall, doors living room/kitchen, bedroom and shower room. Built in airing cupboard housing the hot water tank with storage above, electric `Dimplex` wall mounted heater, secure entry phone system and telephone point.

### Open Plan Kitchen/living/dining Room 6.15m (20'2") Max x 4.92m (16'2") Max

#### Kitchen area

Double glazed Velux window to rear, fitted wall and base units complemented with contrasting roll edge work surfaces, one and a half bowl stainless steel sink unit with mixer tap, tiled splash backs, electric hob with oven under and extractor hood with built in lighting above, plumbing and space for washing machine, built in fridge/freezer, under unit lighting and wall mounted `Dimplex` electric heater.

#### Living/dining area

Double glazed window to front, access to loft space. Wall mounted `Dimplex` electric heater, digital television point and telephone point.

### Double Bedroom 3.07m (10'1") x 2.62m (8'7")

Double glazed Velux window to rear, built in double wardrobe with adjustable hanging space, television point and telephone point. Wall mounted `Dimplex` electric heater.

### Shower Room

Double glazed Velux window to front. Recessed KLED down lighting. Extractor fan. The stylish shower room was re-fitted in March 2019. Double walk-in shower cubicle, wash hand basin set with vanity unit and concealed cistern` rimless` WC. Part tiled walls, Matt grey heated towel rail and tiled floor.

### Garage 6.36m (20'10") x 3.29m (10'10")

Up and over door and lighting.

### Agents Note

Tenure: Leasehold

Ground rent: Nil

Service charges yearly £840 for 2023

Lease length - 999 lease from 1 July 2007

Management Company: Cambray Property Management

(These figures are subject to change and should be checked by your legal advisor)

### Selling Agent

Sawyers Estate Agents

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### Local Authority

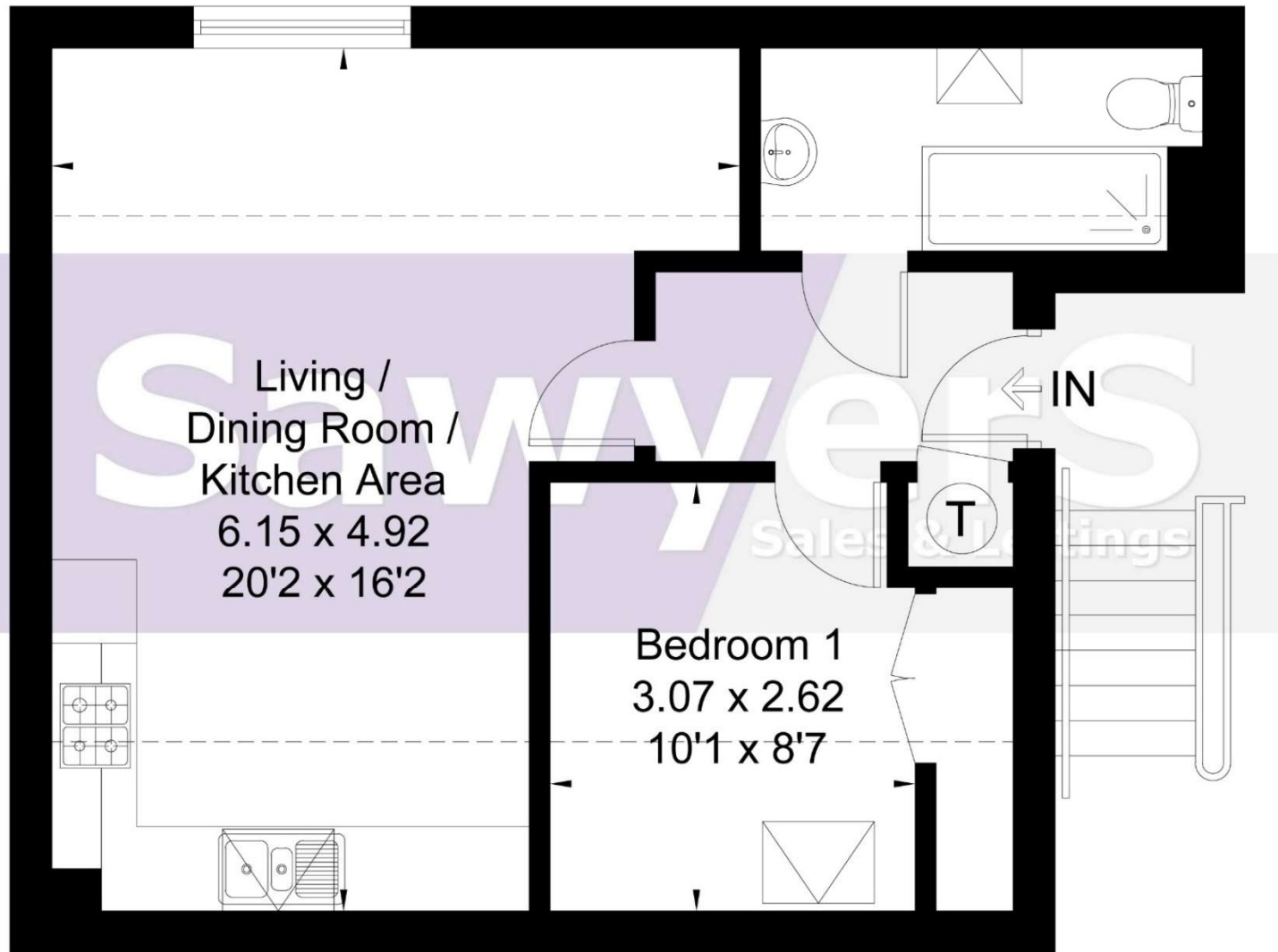
Stroud District Council - Band A


### Directions

From Stroud town centre via Merrywalks take the B4070 Slad Road heading out towards Slad, continue along the road passing the Fountain Public House on your left. Turn right into Lansdown Road and left into Little Mill Court, where the property will be found ahead of you on your right, clearly identified by number on the communal entrance.

Approximate Floor Area = 44.2 sq m / 476 sq ft

 = Reduced head height below 1.5m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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