



**43 Stone Manor, Bisley Road, Stroud,
Gloucestershire, GL5 1JD
Price £125,000**

SawyerS
Sales & Lettings

43 Stone Manor, Bisley Road, Stroud, Gloucestershire, GL5 1JD

A well presented one double bedroom ground floor apartment with its own private entrance located within the popular Stone Manor conversion in Stroud. Well tended communal gardens and allocated parking. No Chain.

Sawyers Estate Agents are pleased to bring to the market this well presented one double bedroom ground floor apartment with the benefit of level private access. Set in beautifully maintained grounds, this Grade II Listed complex offers well established communal gardens, communal barbecue and washing line areas, along with allocated parking, as well as ample visitor's parking. The accommodation briefly consists, private entrance hall, living/dining room, double bedroom and bathroom. This property has been tastefully decorated and comes to the market Chain Free.

Amenities: 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. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Entrance Hall

Timber door to side, airing cupboard housing water tank, recess and storage cupboard.

Living/Dining Room 4.87m (16'0") Max x 4.58m (15'0")

Window to front, window to side, Mullion style window to side, coving, decorative fireplace with exposed stone, wall light points, television point, telephone point and opening to kitchen.

Kitchen 2.6m (8'6") x 1.59m (5'3")

Window to side, range of fitted wall and base units complemented with block edged timber work surfaces, stainless steel single drainer sink unit, space for cooker, space for fridge, plumbing for washing machine, exposed cotswold stone and tiled flooring.

Bedroom 3.67m (12'0") x 3.07m (10'1")

Mullion style window to side and electric storage heater.

Bathroom

Window to side, suite consisting low level W/C, pedestal wash hand basin and bath with shower over. Part tiled walls and tiled floor.

Outside

Allocated parking for one vehicle. Well tended communal gardens along with additional visitor parking. Communal drying area.

Material Information

Tenure: Leasehold

Lease length: lease commenced 1st August 1995 for 999 years. (970 years remaining 2025)

Ground Rent £Nil

Maintenance Charges: £2,766.34 a year

Management Company: Ash Property Management on behalf Stone Manor Management Company. 01452 300433

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

Local Authority: Stroud District

Council Tax Band: A

Annual Price: £1,507 (2024/25)

Grade II Listed: Yes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric Heating

Conservation Area: No

Flood Risk: No Risk

Mobile coverage: EE, Vodafone, Three, O2 (Average)

Broadband Speed: Basic 5 Mbps, Superfast, 80 Mbps

(This information is subject to change and should be checked by your legal advisor)

Selling Agent

Sawyers Estate Agents

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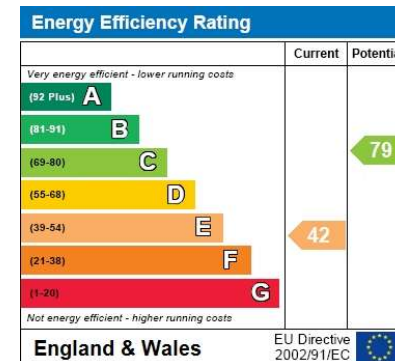
Local Authority

Stroud District Council - Band A

Directions

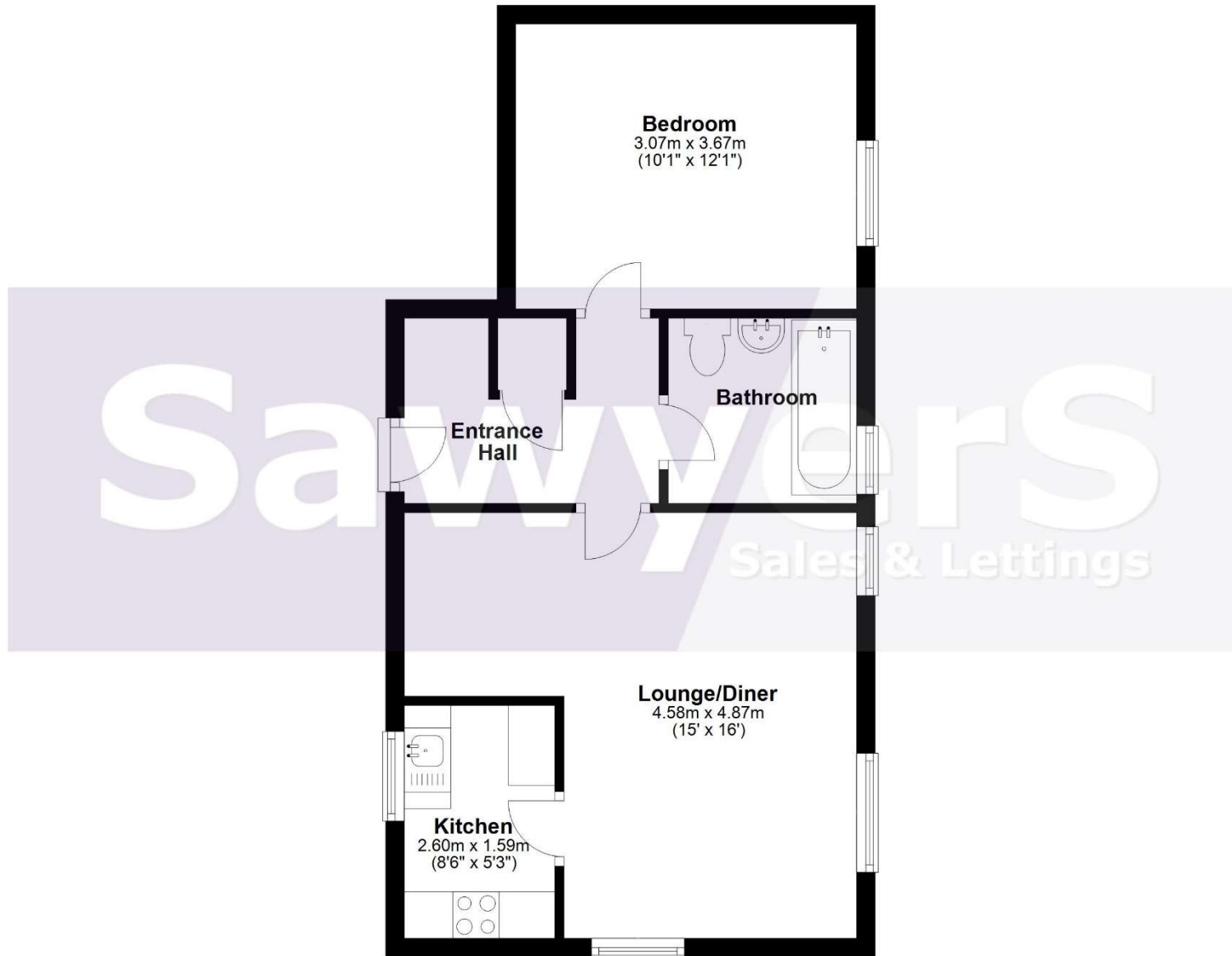
For SAT NAV use: GL5 1JD

Leave Stroud via Dr Newtons Way, at the Waitrose roundabout take the first exit onto the A419 London Road heading towards Stroud Town Centre, take the first right into Field Road and follow the road up the hill. At the cross roads turn right into Bisley Road. Continue up the hill towards the top where Stone Manor can be found on your left.



Ground Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 44.2 sq. metres (476.1 sq. feet)

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

