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Sales & Lettings

Flat 6, Wilinton Terrace, London Road,
Stroud, Gloucestershire, GL5 2BZ
Price £179,000

Flat 6 Wilminton Terrace, London Road, Stroud, Gloucestershire, GL5 2BZ

A two bedroom first floor apartment with its own front door and superb views from the rear that can be enjoyed from the Juliet Balcony. Located just a few hundred yards from the town centre, the apartment offer modern open plan living with a stylish kitchen. Parking & bike store. No Chain.

The accommodation briefly consists entrance porch, hall, modern open plan living/kitchen area, two bedrooms and bathroom. Benefits include double glazing and gas central heating. Outside you will find the allocated parking space and useful bike store. No onward chain.

Amenities: Wilminton Terrace is within a few hundred yards of the Stroud Town Centre. 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 Porch

Door to front, laminate flooring. Door to hall.

Entrance Hall

Doors to all room, airing cupboard with shelving and radiator. Laminated floor.

Open Plan Kitchen/Living Room 8.57m (28'1") x 3.57m (11'9")

Kitchen area 3.57m (11'9") x 3.7m (12'2")

Stylish range of modern wall and base units complemented with contrasting work surface over, stainless steel one and a quarter bowl sink unit with mixer taps, part tiled walls, built in gas hob with oven under and filter hood over, further full height units, space for fridge/freezer, built in washer/dryer, breakfast bar and tiled floor.

Lounge area 3.57m (11'9") x 4.87m (16'0")

Double glazed French doors leading out to the balcony, fitted storage unit housing the `Worcester Bosch` combination boiler, two radiators, television point and telephone point.

Bedroom One 4.43m (14'6") x 2.61m (8'7")

Double glazed Sash style window to front, built in double wardrobe. Radiator.

Bedroom Two 3.49m (11'5") x 1.98m (6'6")

Double glazed Sash style window to front. Radiator.

Bathroom 1.98m (6'6") x 1.68m (5'6")

Extractor. Suite comprising bath with `Mira` shower over, low level W/C and pedestal wash hand basin. Chrome heated towel rail, wall mounted vanity unit and part tiled walls.

Outside

Allocated parking for one vehicle and useful Bike store.

Agents Note

Tenure: Leasehold
Lease Length: 125 years from 2008
Service Charge: £509.94 half yearly
Ground Rent: £125 half yearly
Management Company: F&F Management, London.

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

Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

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Local Authority

Stroud District Council - Band B

Directions

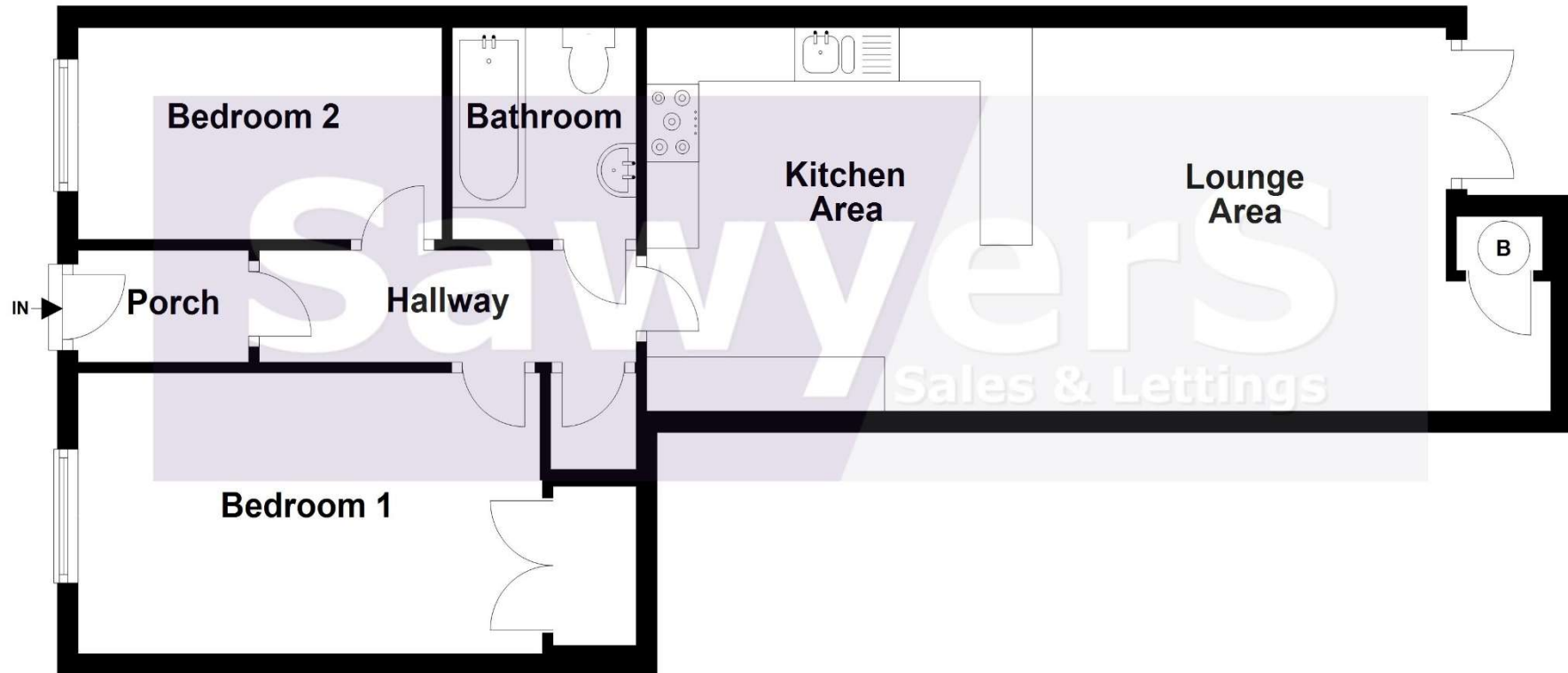
For Sat Nav - Post Code GL5 2BZ

Leave Stroud via the A419 London Road towards Cirencester. The property will be located within 200 yards on your right hand side, clearly identified by our `For Sale` board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	83	83
(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

Ground Floor

Approx. 60.6 sq. metres (652.1 sq. feet)



Total area: approx. 60.6 sq. metres (652.1 sq. feet)

Plans are to be used as a guide only and are not to scale.

Plan produced using PlanUp.

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