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Sales & Lettings

26 Little Mill Court, Stroud,
Gloucestershire, GL5 1DJ
Price £135,000

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

Sawyers Estate Agents are pleased to bring to the market this well presented one double bedroom top floor apartment, 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/dining and kitchen area with a pleasant Balcony, double bedroom and stylish bathroom room. Benefits include modern fittings, double glazing and allocated parking. 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 within walking distance. less than a quarter of a mile away. 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 brings the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Communal Entrance

Secure entry system, stairs to all floors.

Entrance Hall

Door to inner communal hall, security entry phone system, storage cupboard and electric wall heater.

Living Room 6.44m (21'2") Irregular Shape x 2.75m (9'0")

Double glazed French doors leading out to the balcony, double glazed Velux style window to side, eaves storage, electric wall heater and television point.

Kitchen 3.21m (10'6") x 2.29m (7'6")

Double glazed Velux style window side, stylish range of matching wall and base units with contrasting work surfaces, stainless steel one and quarter bowl sink with mixer tap. Tiled splash backs. Built in electric hob with oven under and extractor hood over, built in fridge/freezer and plumbing for washing machine. Eaves storage.

Double Bedroom 3.85m (12'8") x 2.85m (9'4")

Double glazed window to rear. Electric wall heater.

Bathroom 2.29m (7'6") Max x 1.93m (6'4")

Double glazed Velux style window to rear. Extractor. Suite consisting bath with shower over, pedestal wash hand basin and tiled splash backs.

Outside

Allocated off road parking for one Vehicle.

Agents Note

Tenure: Leasehold

Ground rent: Nil

Service charges monthly £80 for 2024

Lease length - 999 lease from 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

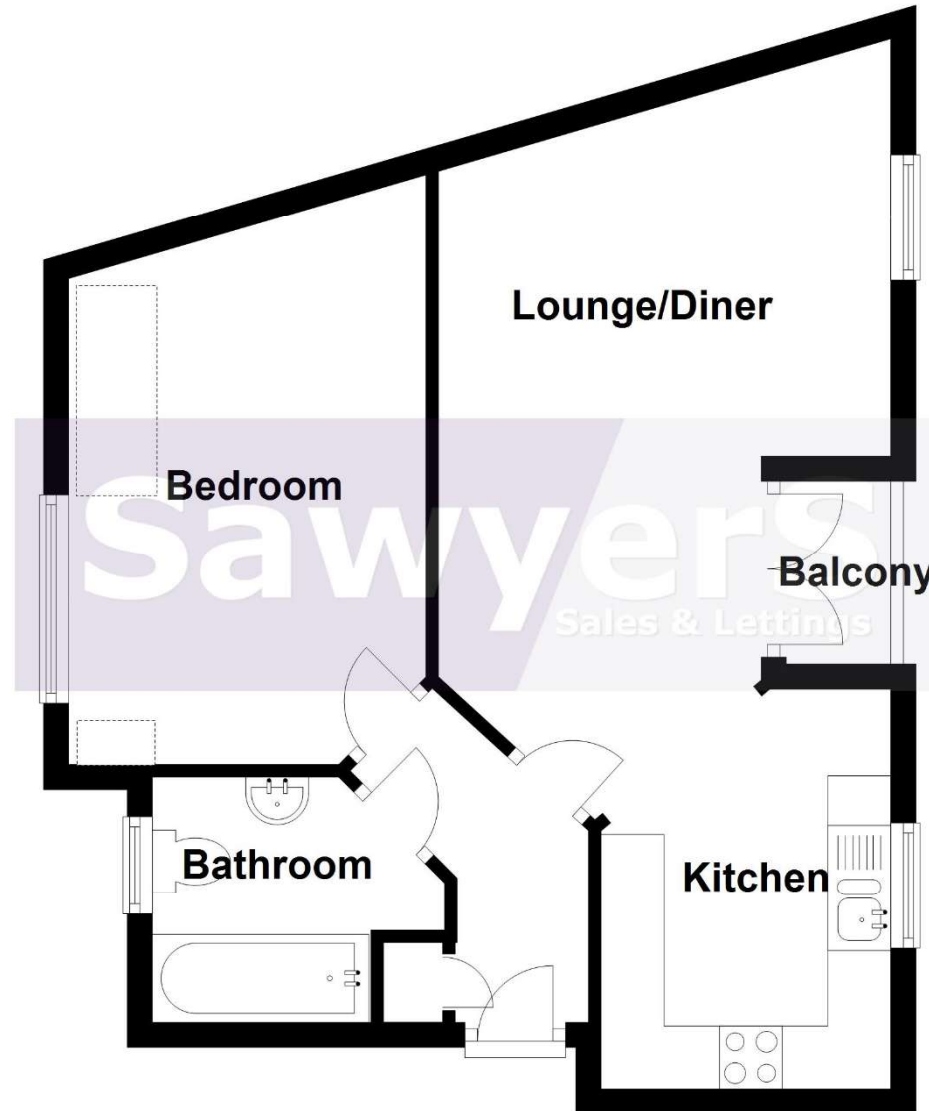
For SAT NAV use: GL5 1DJ

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 on your left hand side. The allocated parking can be found a short distance ahead on your right.

EPC

Pending

Ground Floor



Plans are to be used as a guide only and are not to scale.
Plan produced using PlanUp.

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