



SawyerS
Sales & Lettings

**Orchard Court, Stonehouse,
Gloucestershire, GL10 2QP
Price £159,950**

Orchard Court, Stonehouse, Gloucestershire, GL10 2QP

**A well presented two double bedroom top floor apartment enjoying a pleasant outlook situated within the sought after `Orchard Court` retirement development exclusively for the over 60`s. Easy access to the town centre and its amenities.
Communal gardens & allocated parking for two vehicles. NO CHAIN**

A well-presented, light and airy two double bedroom top floor apartment situated within the sought after `Orchard Court` retirement development exclusively for the over 60`s. Benefits include stairs lift, double glazing, electric heating and a pleasant outlook. The accommodation in brief consists entrance hall, living room, kitchen area, shower/wet room and two double bedrooms. Outside there are well maintained communal gardens, drying area, allocated parking for two vehicles alongside further visitor parking. The property is offered with no onward chain. Internal viewing highly recommended to appreciate all on offer.

Amenities: The location allows for easy access to both Stonehouse Railway Station and the shops and amenities of Stonehouse Town Centre. There are Spar and Co-op convenience stores, with Sainsbury`s a short distance away along the A419 on the western edge of Stroud. Stonehouse railway station has a regular train service to both London and Cheltenham. 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 upper floor with stair lift.

Entrance Hall

Timber door to communal hall, secure entry phone system, access to loft space, built in storage cupboard, airing cupboard housing the hot water tank with shelving.

Living/Dining Room 4.9m (16'1") x 3.25m (10'8")

Double glazed patio doors to side with Juliet style balcony, double glazed window to side, coving, electric storage heater, television point and telephone point. Opening to kitchen area.

Kitchen Area 3.44m (11'3") x 1.67m (5'6")

Coving. Range of fitted wall and base units complemented with roll edged work surfaces over, stainless steel single drainer sink unit with mixer tap, tiled splash backs, fitted electric hob with filter hood over, electric oven, space for fridge/freezer, plumbing for both a washing machine and dishwasher.

Bedroom One 3.28m (10'9") x 2.84m (9'4")

Double glazed window to side, coving, built in double wardrobes with cantilever door fronts, electric storage heater and television point.

Bedroom Two 2.81m (9'3") x 2.61m (8'7")

Double glazed window to front. Coving.

Shower/Wet Room 2.38m (7'10") x 1.64m (5'5")

Coving, extractor, shower area with hand grips and supports, low level W/C and pedestal wash hand basin. Fully tiled walls and shaver point with light.

Outside

Allocated Parking

Allocated parking for two vehicles as numbered.

Communal Gardens

There is maintained communal gardens surrounding Orchard Court along with drying areas and visitor parking.

Agents Note

Tenure: Leasehold.

Length of lease: 999 year lease from 10th June 1994.

Management Company: Cambray Property Management, Cheltenham.

Management Charges: £65 monthly.

Age Restriction: Over 60`s only.

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

Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

01453 751647

info@sawyersestateagents.co.uk

Free Market Appraisal

If you have been impressed with our service and would like to know the value of your own home and to hear what separates us from our competitors, please call for FREE appraisal.

Local Authority

Stroud District Council - Band B

Directions

For SAT NAV use: GL10 2QP

From Stroud take the A419 towards Stonehouse sign posted Stonehouse/M5. At the end of the bypass, continue across the roundabout and into Stonehouse town centre. Continue through the town. At the CO-OP turn left into Laburnum Walk. Take the first right into Orchard Court where the apartment can be found on your left hand side.

EPC: Pending

Ground Floor



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

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 cannot be responsible for any inaccuracy.

