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Sales & Lettings

**4 The Junction, Dudbridge Hill, Stroud,
Gloucestershire, GL5 3HL
Price £118,000**

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A well presented, light and airy one double bedroom first floor apartment located within a short walk of local amenities. Modern kitchen. Living room with pleasant Juliet balcony, communal parking and communal areas. Ideal FTB or investment purchase. No Chain

The accommodation: Entrance hall, living room with Juliet balcony, modern kitchen, double bedroom and bathroom along with a useful attic space. Benefits include double glazing, gas central heating and built in kitchen appliances. Outside you will find the off road communal parking and communal areas. Internal viewing a must to fully appreciate the apartment. No Chain.

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 are all within approximately one mile of Signal House, Dudbridge. 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.

Communal Entrance

Secure door to side and stairs leading to upper floor landing.

Entrance

Door to rear, access to loft, secure entry phone handset, built in storage cupboard and laminated floor.

Living Room 4.43m (14'6") x 3.48m (11'5")

Double glazed clear glazed door to front with glazed side panels opening out to a Juliet balcony, radiator, telephone point and television point.

Kitchen 2.09m (6'10") Max x 2.96m (9'9")

Double glazed window to side, modern range of fitted wall and base units complemented with contrasting work surface over, stainless steel single drainer sink unit with mixer tap, tiled splash backs, fitted gas hob with oven under and filter hood over, plumbing for washing machine, built in fridge/freezer, `Worcester Bosch` combination boiler and radiator.

Double Bedroom 4.48m (14'8") x 2.98m (9'9")

Double glazed window to front, Double glazed window to side and radiator.

Bathroom 2.82m (9'3") x 2.35m (7'9")

Extractor. Suite consists bath with shower attachment, pedestal wash hand basin and low level W.C. Part tiled walls, radiator and tiled floor.

Outside

Communal parking and communal parts.

Agents Note

Tenure: Leasehold

Lease length: 999 from 1st January 2005.

Ground Rent: £50 per year - Estates & Management Ltd.

Maintenance Charges: £1,401.97 per year (Payable half yearly)

Management Company: First Port Property Services.

(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

www.sawyersestateagents.co.uk

Local Authority

Stroud District Council - Band A

Directions

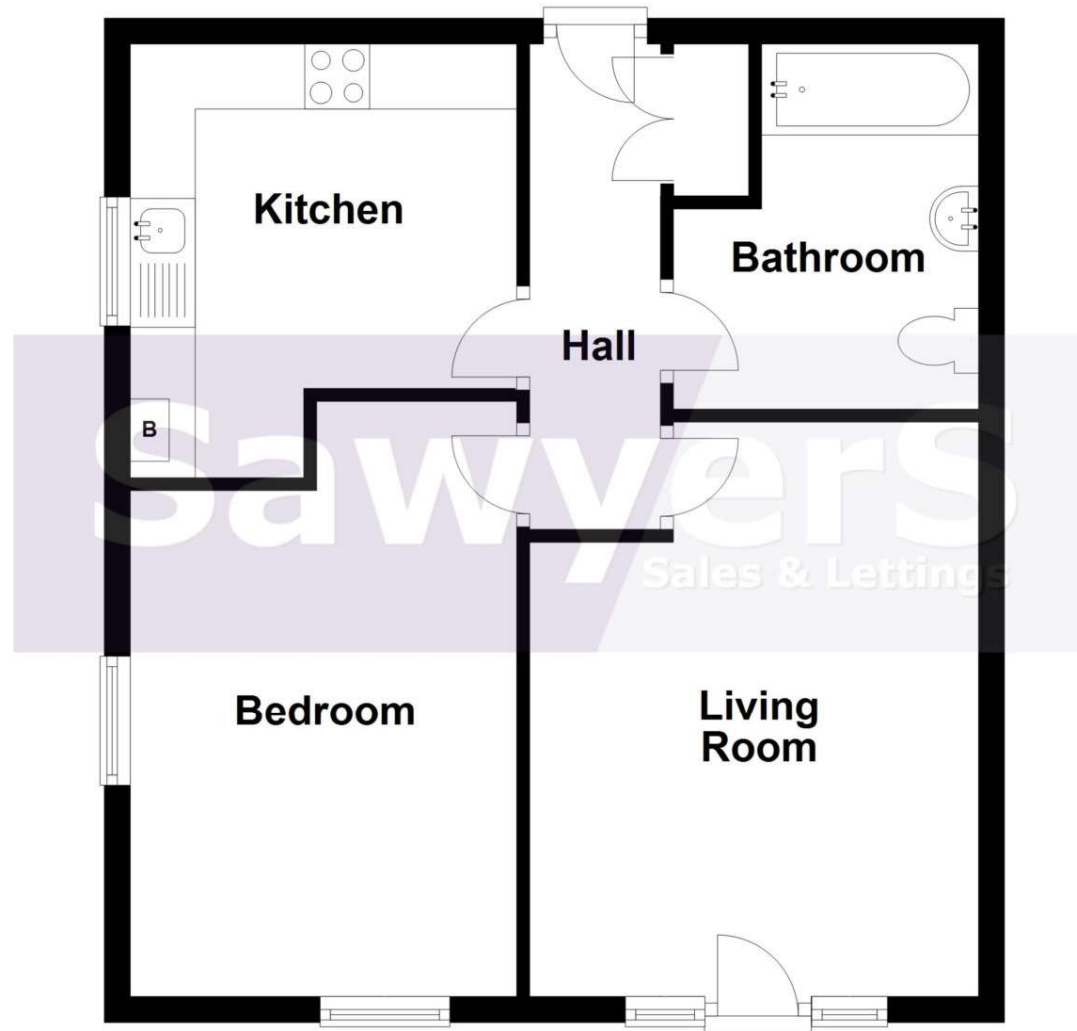
For SAT NAV use: GL5 3HL

Leave Stroud via the A46 Bath Road heading towards Nailsworth at the traffic lights (Golden Cross) turn right down Dudbridge Hill. The building will be found towards the end of the hill on your left hand side, before the traffic lights.

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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