



SawyerS
Sales & Lettings

**Flat 12, Wilinton Terrace, London Road,
Stroud, Gloucestershire, GL5 2BZ
Price £177,500**

Flat 12 Wilminton Terrace, London Road, Stroud, Gloucestershire, GL5 2BZ

A neatly presented two bedroom top floor apartment with 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.

Sawyers Estate Agents are pleased to bring to the market this neatly presented two bedroom top floor apartment being located just a few hundred yards from the town centre. Superb views can be enjoyed from the rear Juliet Balcony. The accommodation briefly consists entrance 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.

Communal Entrance

Secure entry system, stairs to lower and upper floors.

Top Floor

Entrance Hall

Door to side, double glazed `Velux` style skylight, secure entry phone system.

Open Plan Living/Kitchen area 7.3m (23'11") x 3.56m (11'8")

Kitchen Area

Double glazed `Velux` style skylight, 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 tap, part tiled walls, built in five ring gas hob with oven under and filter hood over, built fridge and freezer, built in washer/dryer, breakfast bar, built in cupboard housing the `Worcester Bosch` combination boiler and tiled floor.

Living Area

Double glazed French doors leading out to the balcony, double glazed `Velux` style window to rear, radiator, television point and telephone point.

Bedroom One 3.99m (13'1") Including Wardrobes x 2.96m (9'9")

Double glazed `Velux` style window to front, built in double wardrobe and radiator.

Bedroom Two 3.99m (13'1") Including Wardrobes x 2.75m (9'0")

Double glazed window to front, built in double wardrobe and radiator.

Bathroom 1.89m (6'2") x 1.6m (5'3")

Extractor, bath with shower over, low level WC and pedestal wash hand basin. Part tiled walls, shaver point with light and radiator.

Outside

Allocated parking for one vehicle and useful bicycle store.

Agents Note

Tenure: Leasehold

Lease Length: 125 years from 2008

Service Charge: £850 half yearly Approx

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

01453 751647

info@sawyersestateagents.co.uk

Local Authority

Stroud District Council - Band A

Directions

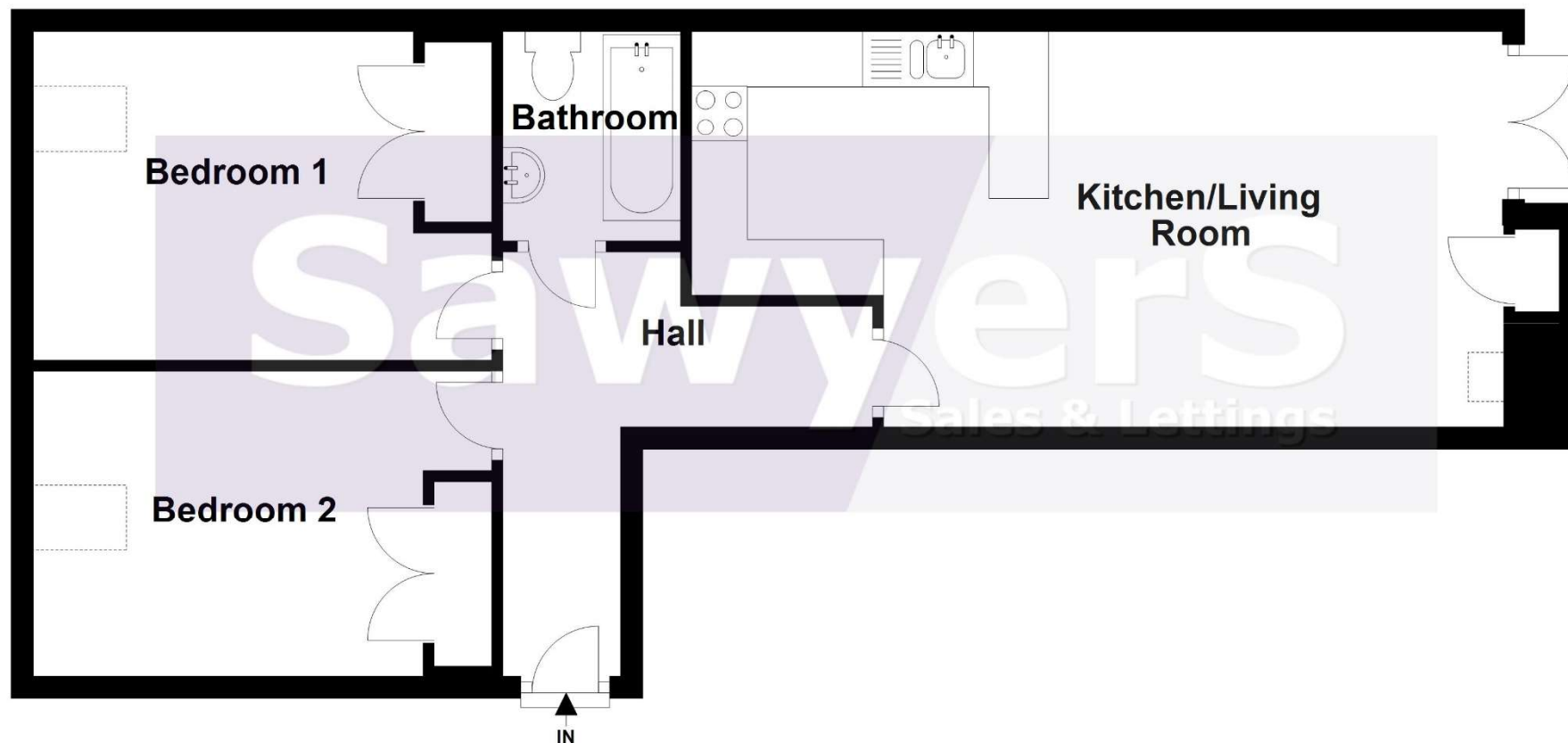
For Sat Nav - Post Code GL5 2BZ

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. The parking will be found to the rear of the building.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	79	80
(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. 60.0 sq. metres (645.4 sq. feet)



Total area: approx. 60.0 sq. metres (645.4 sq. feet)

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/Fine and Country cannot be responsible for any inaccuracy.

