



Flat 1, The Medieval Hall, 34 High Street, Stroud, Gloucestershire, GL5 1AJ

A charming character filled three double bedroom apartment within this handsome Grade II Listed period building. Located within the heart of Stroud and within easy reach of the town's amenities. Spacious and versatile accommodation. No Chain.

Sawyers Estate Agents are delighted to bring to the market this charming, character filled three bedroom apartment, set within a handsome Grade II listed period building. Situated in the heart of Stroud, at the upper end of the High Street, the property is conveniently located within easy reach of the town's amenities.

The spacious and versatile accommodation briefly comprises: an entrance hall, an open-plan sitting room/kitchen/dining area, three double bedrooms (with an en-suite bathroom to the main bedroom), and a separate shower room. The apartment boasts an array of character features, including exposed beams, timbers, and stone work throughout. It also benefits from electric central heating and modern fittings. Offered with no onward chain.

Agents Note: Although the property does not benefit from allocated off road parking, a public car park is located nearby which is subject to hourly charging or an annual permit can be purchased from the local authority.

Amenities: The property is located within 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 via timber door to front, stairs to upper floors.

First Floor

Entrance Hall

Door to communal hall, built in storage cupboard housing the hot water tank. Plumbing for washing machine.

Open plan Kitchen/Dining/Sitting Room 7.59m (24'11") Max x 4.86m (15'11") Max

Sitting/Dining area

Sash style window to front with window seat, built in storage cupboard, further storage cupboards, exposed timbers and beams, exposed stone work, two radiators and television point.

Kitchen area

Extractor, exposed timber beams, stylish range of fitted base units complemented with timber work surfaces, stainless steel single drainer sink with mixer tap, tiled splash back, fitted electric hob with oven under, plumbing for dishwasher and space for fridge.

Bedroom One 4.96m (16'3") x 3.14m (10'4")

Sash style window to rear, window to side, exposed timbers and stone work. Radiator. Door to en-suite bathroom.

En suite Bathroom

Window to side, extractor, bath with shower over and shower attachment, low level WC and pedestal wash hand basin. Tiled splash back. Chrome heated towel rail.

Bedroom Two 3.1m (10'2") x 2.67m (8'9")

Window to side, exposed timber and radiator.

Bedroom Three 3.35m (11'0") x 2.57m (8'5")

Window to side, exposed beams and timber, and radiator.

Shower Room

Extractor, shower cubicle, W/C, pedestal wash hand basin, tile splash back and chrome heated towel rail.

Lease Details

Tenure: Leasehold

Lease Length: 125 years commencing April 2008

Service Charge: £50 per month

Ground Rent: £50 per year

Management Company: Medieval Hall Management Company Ltd

Freeholder: Stroud Preservation Trust

(These figures and dates 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 – Council Tax band: A

Directions

For SAT NAV use: GL5 1AJ

Leaving our office, on foot, proceed from George Street, into Kendrick Street. Turn right at the High Street, and follow the Street up to the top where the property will be located on your right hand side.

EPC: Exempt

The Medieval Hall Apartment

First Floor Apartment

Dining / Reception Room

7.59m x 4.86m

24'11" x 15'11"

Bedroom 1

4.96m x 3.14m

16'3" x 10'4"

Bedroom 2

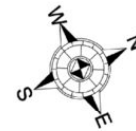
3.10m x 2.67m

10'2" x 8'9"

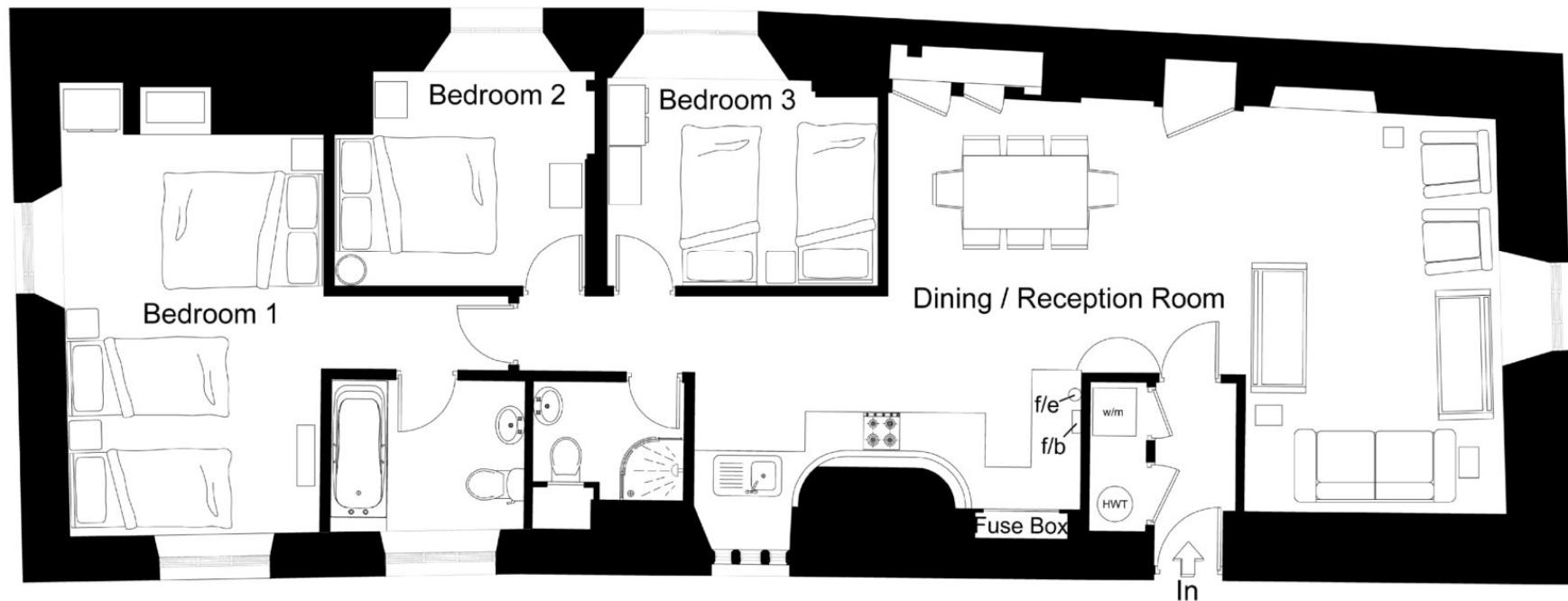
Bedroom 3

3.35m x 2.57m

11'0" x 8'5"



f/e = Fire Extinguisher
f/b = Fire Blanket



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