



SawyerS
Sales & Lettings

**Flat 2, Wilinton Terrace, London Road,
Stroud, Gloucestershire, GL5 2BZ
Price 01EO £150,000**

Flat 2, Wilinton Terrace, London Road, Stroud, Gloucestershire, GL5 2BZ

A neatly presented one double bedroom ground floor apartment with pleasant views from the rear towards the surrounding valley. Located just a few hundred yards from the town centre, the apartment offers stylish kitchen and bathroom with shower over. Parking & useful communal bike store. No Chain.

Sawyers Estate Agents are pleased to bring to the market this neatly presented one double bedroom ground floor apartment with the benefit of level access via either the communal entrance or utilising the French doors as a private more direct point of entry. Pleasant views can be enjoyed from both the living room and bedroom. The accommodation briefly consists entrance hall, modern kitchen, living room, bedroom and bathroom. Benefits include double glazing and gas central heating. Outside you will find the allocated parking space and useful communal bike store. No onward chain.

Amenities: Wilinton 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. Useful bicycle store.

Entrance Hall

Door to communal hall. Secure entry phone system, radiator, useful storage/airing cupboard with radiator. Laminated floor.

Living Room 4.3m (14'1") x 2.55m (8'4")

Double glazed French doors to rear, built in storage cupboard housing the combination boiler, radiator, television point, telephone point and laminated floor.

Kitchen 2.78m (9'1") x 1.63m (5'4")

Stylish range of modern 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, space for fridge/freezer, plumbing for washing machine. Tiled floor.

Bedroom 4.3m (14'1") x 2.09m (6'10")

Double glazed window to rear, radiator, television point and telephone point.

Bathroom 1.85m (6'1") x 1.72m (5'8")

Extractor. Suite consisting bath with shower over, low level WC and pedestal wash hand basin. Tiled splash backs, shaver point with light. Radiator.

Outside

Allocated parking for one vehicle.

Material Information

Tenure: Leasehold
Lease Length: 125 years from 1 January 2009
Service Charge: £1,088 per annum
Ground Rent: £250 per annum
Management Company: Y&Y Management, London.
Pets: Considered.

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

Local Authority: Stroud District
Council Tax Band: A
Annual Price: £1,507 (2024/25)
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Conservation Area: No
Flood Risk: No Risk
Mobile coverage: EE, Vodafone, Three, O2 (Average)
Broadband Speed: Basic 7 Mbps, Superfast, 79 Mbps
Satellite / Fibre TV Availability: BT - Yes, Sky - Yes, Virgin - No.

Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

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EPC:

Pending

Local Authority

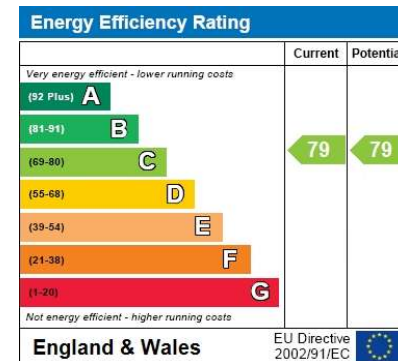
Stroud District Council - Band A

Directions

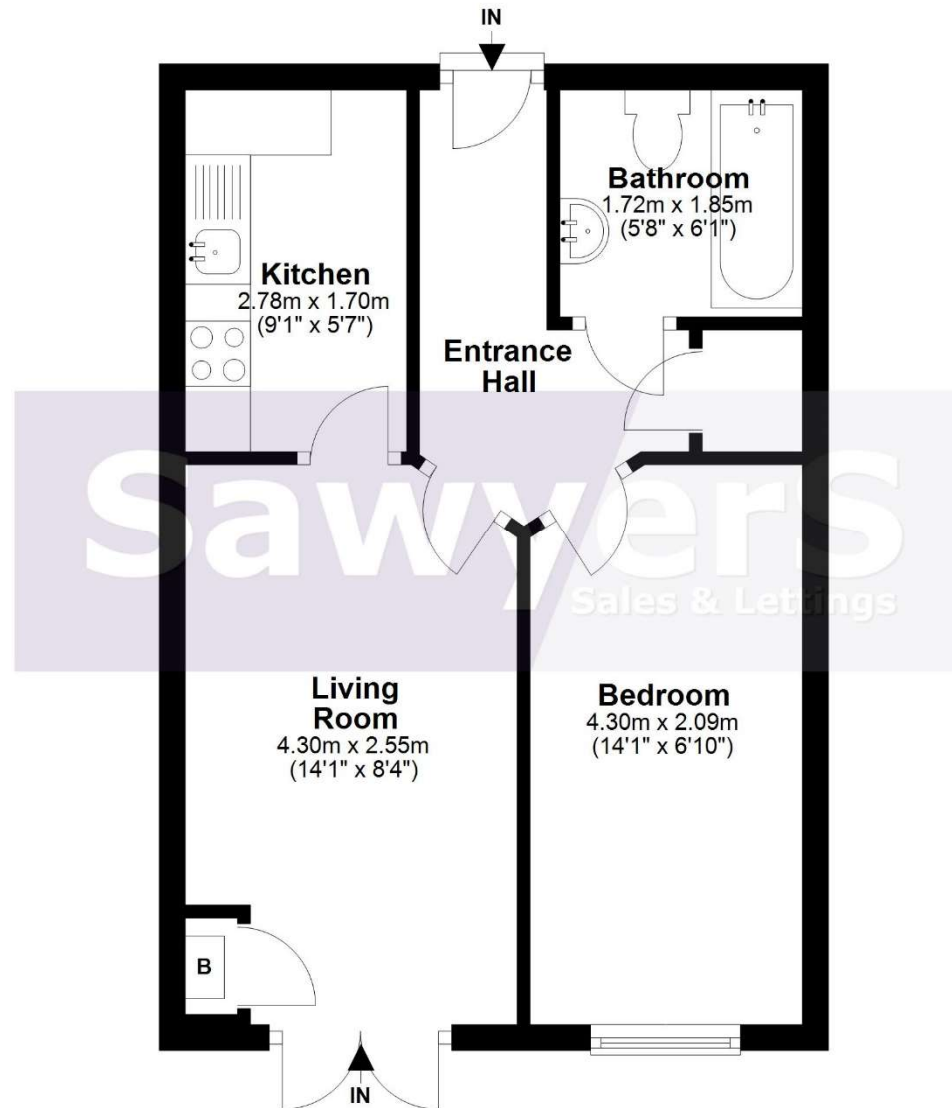
For SAT NAV use: GL5 2BZ

Leave Stroud via the A419 London Road towards Cirencester. The property will be located within 300 yards on your right hand side, clearly identified by our 'For Sale' board. The parking and entrance is located to the rear of the building.

EPC:



Ground Floor



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

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