

Flat 8 Swan House, Swan Lane, Stroud, Gloucestershire, GL5 2HF

Well presented one bedroom duplex apartment located in the town centre, tucked away from passing traffic and benefiting from its own private entrance. Offering a bright sitting room, modern kitchen, mezzanine bedroom with en-suite, and electric heating. No onward chain.

Sawyers Estate Agents are delighted to bring to the market this well presented, duplex style one bedroom apartment, conveniently located within the town centre and offering easy access to the wide range of amenities on offer. Tucked away from passing pedestrians and vehicles, the property benefits from its own private front door, creating a sense of privacy and individuality. The apartment is ideally suited to a first-time buyer or investor alike and is offered to the market with no onward chain.

Accommodation

The accommodation is arranged over two floors and comprises an entrance with stairs leading to the first-floor landing. A door opens into the bright and airy sitting room, enjoying plenty of natural light and offering a comfortable living space. An opening leads through to the modern fitted kitchen, providing a practical and stylish cooking area. Further stairs rise to the mezzanine style bedroom, creating a characterful and versatile layout, with the added benefit of an en-suite bathroom completing the accommodation.

Design and Features

The apartment benefits from a light and neutral décor throughout, enhancing the sense of space and brightness. Modern additions include electric heating and broadband connectivity, ensuring comfort and convenience for modern living. The duplex style arrangement adds character and appeal, making the property both practical and inviting.

Parking

Although the property does not benefit from private off road parking, a number of public car parks are conveniently located nearby, providing accessible parking options for residents and visitors.

Location and Lifestyle

Situated within the town centre, the apartment enjoys a highly convenient position with excellent access to a variety of shops, cafés, restaurants and everyday amenities. The location offers an ideal blend of convenience and lifestyle, making it well suited for professionals, first-time buyers and investors seeking a centrally located home.

Education and Connectivity

The area is well served by local schools catering for a range of age groups and benefits from good public transport links. The nearby M5 motorway provides convenient access to Gloucester, Cheltenham and Bristol, while Stroud's mainline railway station offers direct high-speed services to London in approximately 90 minutes.

Material Information

Tenure: Leasehold
Lease Length: 999 years. Years remaining: 978 (2026)
Service Charge: £1,952.00 per annum
Ground Rent: £48 per annum
Management Company: Swan House Residents RTM Company Ltd
Freeholder: Turnkey Construction Ltd
Restriction: No short lets/Air BnB
Conservation Area: Stroud Town Centre
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: A
Electricity Supply: Mains
Gas Supply: None
Water Supply: Mains
Sewerage: Mains
Heating: Electric
Flood Risk: Very Low
Mobile coverage: EE, Vodafone, Three, O2 (Average)
Broadband Speed: Basic (15 Mbps) Superfast (80 Mbps)

(This information is subject to change and should be checked by your legal advisor)

Selling Agent

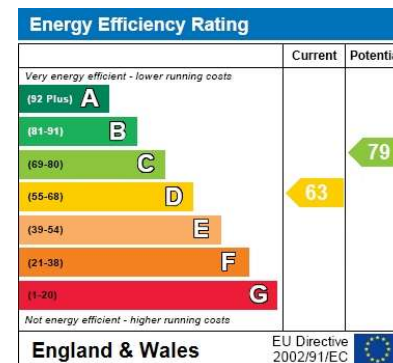
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Anti-Money Laundering (AML)

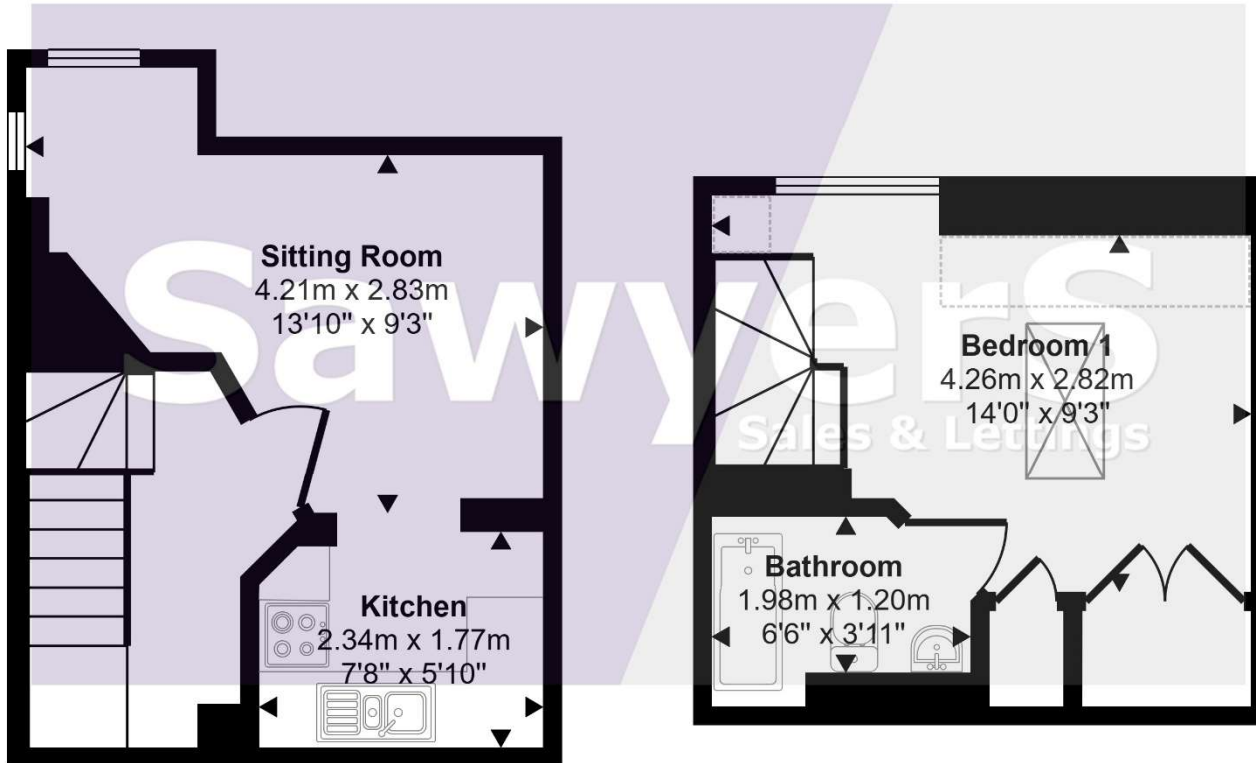
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Directions

For SAT NAV use: GL5 2HF




Approx Gross Internal Area
38 sq m / 409 sq ft



First Floor
Approx 21 sq m / 225 sq ft

Second Floor
Approx 17 sq m / 184 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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