



34 Hill Paul, Stroud, Gloucestershire, GL5 3BL

SawyerS
Sales & Lettings

Price £110,000

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A well presented west facing studio apartment located on the fifth floor within this much sought after conversion of the historic Hill Paul building. Modern open plan sitting/bedroom area with separate kitchen and shower room. Walking distance of the town centre. No Chain. Ideal FTB or investment.

Sawyers Estate Agents are delighted to bring to the market this rarely available fifth floor, west-facing studio apartment, located within the highly sought after conversion of the historic Hill Paul building. Combining character features with contemporary enhancements, the apartment offers a bright and comfortable living space ideal for a first-time buyer or investor and is offered for sale chain free, with access available via the communal lift or stairs.

Accommodation

The apartment comprises a welcoming open plan sitting/dining/bedroom area, thoughtfully arranged to maximise space and natural light. A separate modern fitted kitchen provides a practical and stylish cooking area, while a well appointed shower room completes the accommodation. Character exposed brickwork forms an attractive feature wall and arched window, adding charm and individuality to the interior.

Design and Features

The property benefits from generous proportions and a neutral décor throughout, creating a light and airy atmosphere. Modern additions include double glazing, electric heating and broadband connectivity, ensuring comfort and convenience for modern living. The combination of historic character and contemporary finishes creates an inviting and versatile home.

Parking

Although the apartment does not benefit from allocated off-road parking, a public car park is conveniently located nearby. Parking is available on an hourly basis, with the option to purchase an annual permit from the local authority.

Location and Lifestyle

Situated within the iconic Hill Paul building, the apartment is positioned directly opposite Stroud Railway Station and within a short walk of Stroud Town Centre. Stroud is one of Gloucestershire's most popular market towns, set at the convergence of the Five Valleys and surrounded by the scenic Cotswold countryside. The town offers a vibrant lifestyle with a bustling street market, a wide range of shops, pubs, restaurants and bistros, and a blend of rich industrial heritage with contemporary amenities.

Education and Connectivity

The area is well served by first class schools catering for all age groups and benefits from an excellent local bus network. 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: 125 years. Years remaining: 101 (2026)
Service Charge: £1,256 per annum
Ground Rent: £250 per annum
Management Company: Penrose Kendal Ltd, Pillar House, Bristol Road, Hardwicke, GL2 4QY
Freeholder: Chelbury Homes Ltd
Conservation Area: Stroud Station
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)
Ultrafast 1000 Mbps (Virgin)

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

Local Authority

Stroud District Council - Band A

Directions

For SAT NAV use: GL5 3BL

From Stroud take the one way system out of town via Rowcroft and on passing under the railway bridge, take the first exit at the roundabout into Cheapside. Hill Paul will be found a short distance up on your right hand side. A public car park is available next to the building, and is subject to hourly charges.

Anti-Money Laundering (AML)

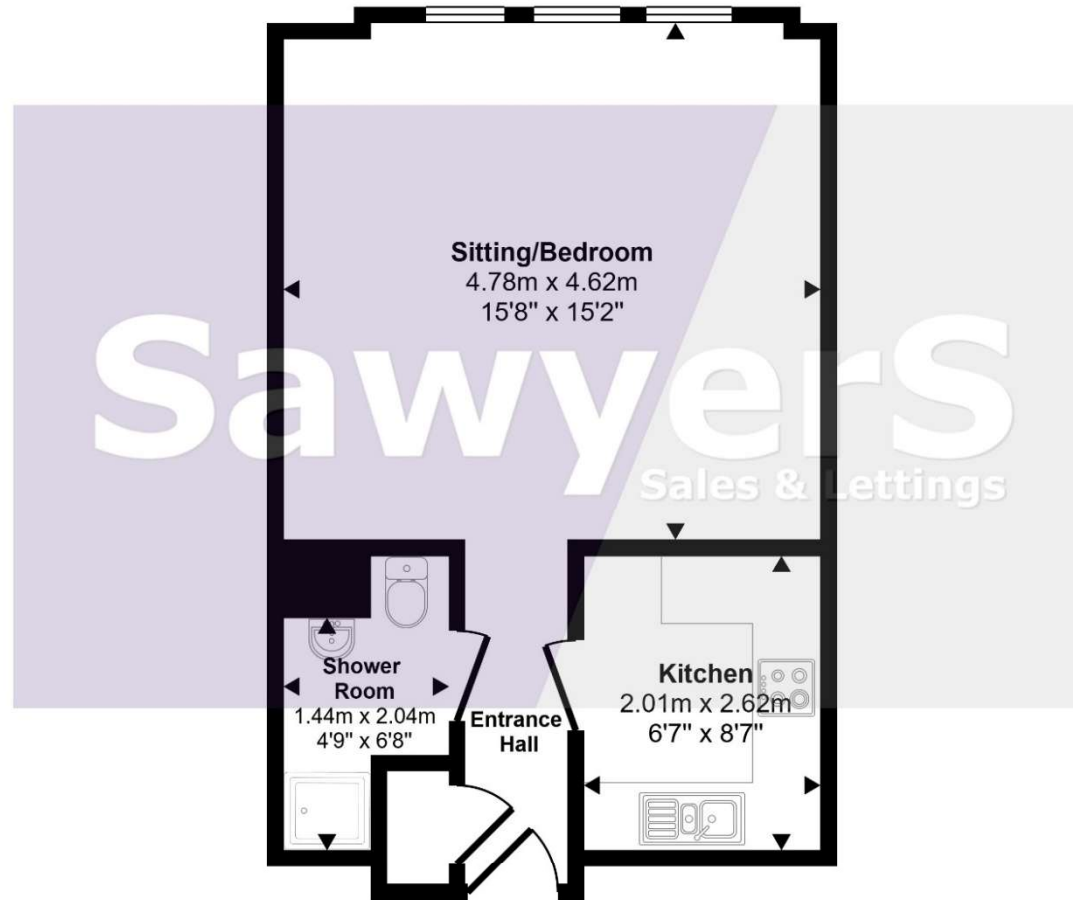
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Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

01453 751647
info@sawyersestateagents.co.uk

Approx Gross Internal Area
35 sq m / 378 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B		81	87
(69-80) C			
(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	

Floorplan

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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