



Sawyers
Sales & Lettings

Hill Paul, Cheapside, Stroud,
Gloucestershire, GL5 3BL
Price: Offers Over £200,000

Hill Paul, Cheapside, Stroud, Gloucestershire, GL5 3BL

Bright and airy two bedroom second floor flat in the historic Hill Paul building, with south-east facing views over Stroud and the valleys. Features open plan living, modern kitchen, two double bedrooms, lift access, and no onward chain. Conveniently close to town, railway station, and amenities.

Light and Airy Two Bedroom Apartment with South-East Facing Views

Sawyers Estate Agents are delighted to bring to the market this stylishly presented, second floor apartment, offering a bright and generous living environment. Boasting a south-east facing aspect, the property enjoys views across Stroud and the surrounding valleys. Combining character features with contemporary enhancements, the apartment provides a stylish and comfortable home ideal for modern living. Access to the property can be obtained via the communal lift or stairs.

Accommodation

The apartment comprises a welcoming entrance hall leading to a spacious open plan kitchen/ living/dining area, designed for both relaxation and entertaining. The modern kitchen blends seamlessly with the living space, creating a bright and versatile environment. Two double bedrooms include built-in double wardrobes, while a well appointed main bathroom serves the property. The light and airy interior is complemented by character elements alongside modern additions, creating a homely and inviting atmosphere.

Design and Features

The property boasts generous room sizes and a neutral décor throughout. Modern enhancements include double glazing, electric heating, and broadband, ensuring comfort and connectivity for contemporary living. Access to the apartment is available via a communal lift or stairs.

Parking

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

Location and Lifestyle

Located within the historic Hill Paul building, the apartment is directly opposite Stroud Railway Station and within a short walk of Stroud Town Centre. Stroud is one of Gloucestershire's most sought after market towns, set amidst the scenic Cotswold countryside and the convergence of the Five Valleys. Residents benefit from a mix of historic charm and contemporary amenities, including a bustling street market, shops, pubs, restaurants, and bistros. First class schools cater to all age groups, while excellent local bus services and proximity to the M5 motorway provide convenient access to Gloucester, Cheltenham, and Bristol.

Education and Connectivity

The area is well served by top rated schools for all age groups and benefits from a reliable local bus network. The nearby M5 motorway provides easy access to major cities, while Stroud's mainline railway station offers a direct, high speed service to London in approximately 90 minutes.

Anti-Money Laundering (AML)

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee of £24 inclusive of vat will be charged for each individual AML check conducted.

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.

Material Information

Tenure: Leasehold
Lease Length: 125 years from 2003. Years remaining: 103 (2025)
Service Charge: £2,800 per annum (To be confirmed)
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: B
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)

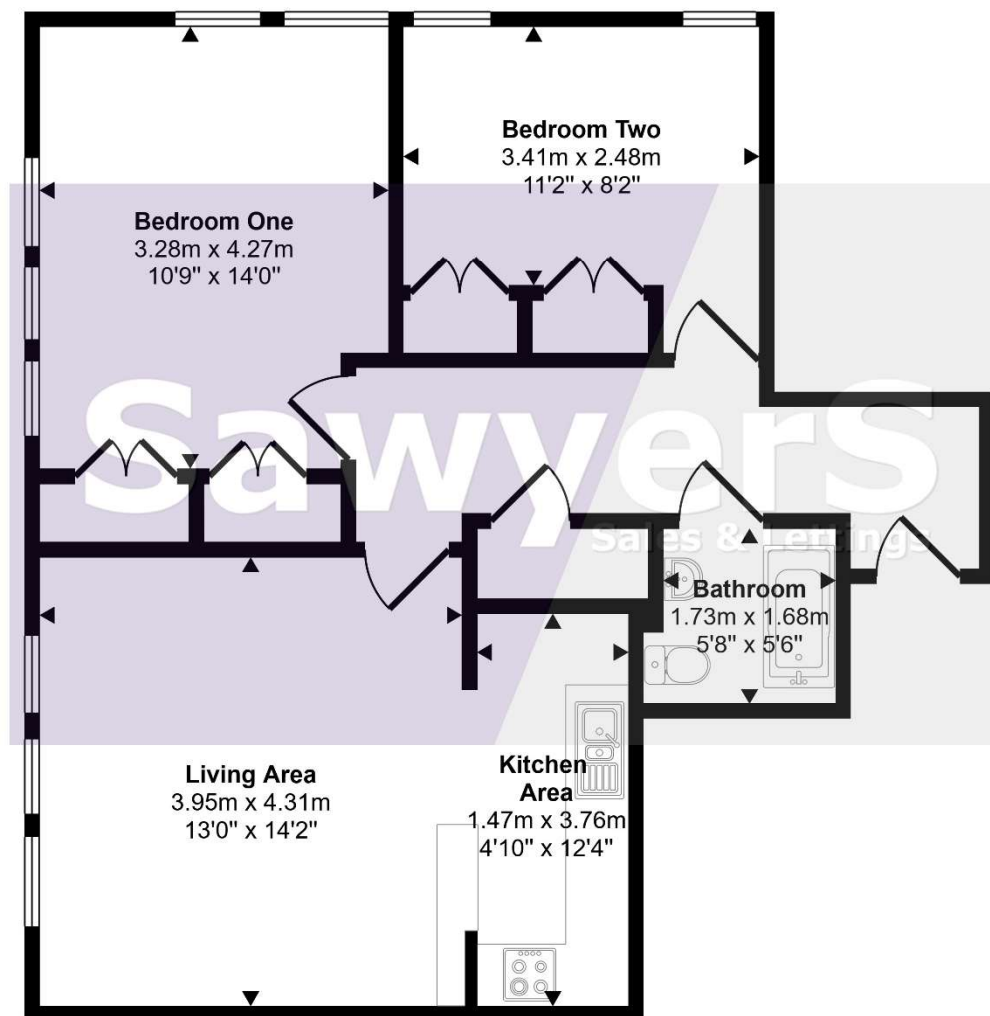
(This information is subject to change and should be checked by your legal advisor)

Selling Agent

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Approx Gross Internal Area
65 sq m / 700 sq ft



Floorplan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		84
(81-91)	B		
(69-80)	C	69	
(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	

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