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Sales & Lettings

**14 Archway Gardens, Paganhill, Stroud,  
Gloucestershire, GL5 4DZ  
Price £125,000**

# 14 Archway Gardens, Paganhill, Stroud, Gloucestershire, GL5 4DZ

**A well presented ground floor apartment with the advantage of a private balcony providing direct access to attractive communal gardens. Offering a modern kitchen, double bedroom, stylish shower room, electric heating and no onward chain, making it an ideal first home or investment.**

A well presented, light and airy ground floor apartment, occupying a rarely available position with the benefit of a private balcony providing direct access to the communal gardens. Having been much loved by the current owner, the property offers comfortable, low maintenance living and is offered to the market with no onward chain. Benefiting from modern fittings, double glazing, electric heating and communal parking nearby, this apartment is an ideal first-time purchase, investment or downsize opportunity.

## **Accommodation**

The property is accessed via a secure communal entrance with an intercom entry system leading to the apartment. The welcoming entrance hall features tiled flooring and provides access to all rooms, together with a useful utility cupboard and an airing cupboard with additional storage above.

The kitchen is fitted with a modern range of shaker style wall and base units, complemented by block effect work surfaces, tiled splash backs and a stainless steel sink with mixer tap. Integrated appliances include an electric hob with oven beneath and extractor hood over, while there is plumbing for a washing machine and space for a fridge/freezer.

The sitting room is a bright and comfortable reception space with a television point and double glazed door opening onto the private balcony. This delightful feature enjoys pleasant views across the communal garden and provides direct access outside, creating an ideal space to relax and enjoy the surroundings.

The apartment also offers a generous double bedroom together with a stylish, contemporary shower room, finished with attractive floor to ceiling wall tiling and fitted with a white suite incorporating a vanity unit beneath the wash hand basin and a separate electric shower cubicle.

## **Design and Features**

The apartment is presented in excellent decorative order throughout and benefits from a composite entrance door, double glazing and electric heating. The well planned accommodation is both light and airy, making it an appealing home for a range of purchasers. Offered with no onward chain, the property presents an excellent opportunity for a straightforward purchase.

## **Parking**

Communal parking is available nearby for residents and visitors.

## **Outside**

A particular feature of the property is the private balcony, which enjoys direct access to the well maintained communal gardens, offering an attractive extension to the living space. Residents also benefit from a communal drying area, while the established gardens provide pleasant open spaces to enjoy throughout the year.

## **Location and Lifestyle**

Situated within the popular residential area of Paganhill, the property enjoys convenient access to a range of everyday amenities. Within Paganhill and neighbouring Farmhill there are local facilities including a Tesco Express, primary and secondary schools, a college and a leisure centre, making the area well suited to a variety of lifestyles.

Nearby Stroud is one of Gloucestershire's most sought after market towns, situated at the convergence of the Five Valleys amidst the stunning Cotswold countryside. Residents enjoy a blend of historic character and modern amenities, including a bustling award winning farmers' market, a variety of independent shops, pubs, restaurants and cafés. The town also benefits from excellent leisure facilities and a thriving arts community.

## **Education and Connectivity**

The area is well served by highly regarded schools and colleges catering for all age groups. Stroud's mainline railway station provides regular direct services to London Paddington and Cheltenham, while the nearby M5 motorway offers convenient access to Gloucester, Cheltenham and Bristol, making the area an excellent choice for both commuters and those seeking easy regional connections.

## **Directions**

For SAT NAV use: GL5 4DZ  
The communal parking can be located to the rear of Duderstadt Close.

## **Material Information**

Title Number: GR30297  
Tenure: Leasehold  
Lease length: 125 years from 6th March 1989.  
(87 years remaining 2026)  
Ground Rent: £10 per year  
Maintenance Charges: £25 approx per month - invoiced directly and can vary.  
Management Company: Stroud District Council  
Local Authority: Stroud District  
Council Tax Band: A  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Electric Heating  
Conservation Area: No  
Flood Risk: Very Low Risk  
Mobile coverage: EE, Vodafone, Three, O2 (Average)  
Broadband Speed: Basic 14 Mbps, Superfast, 80 Mbps

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

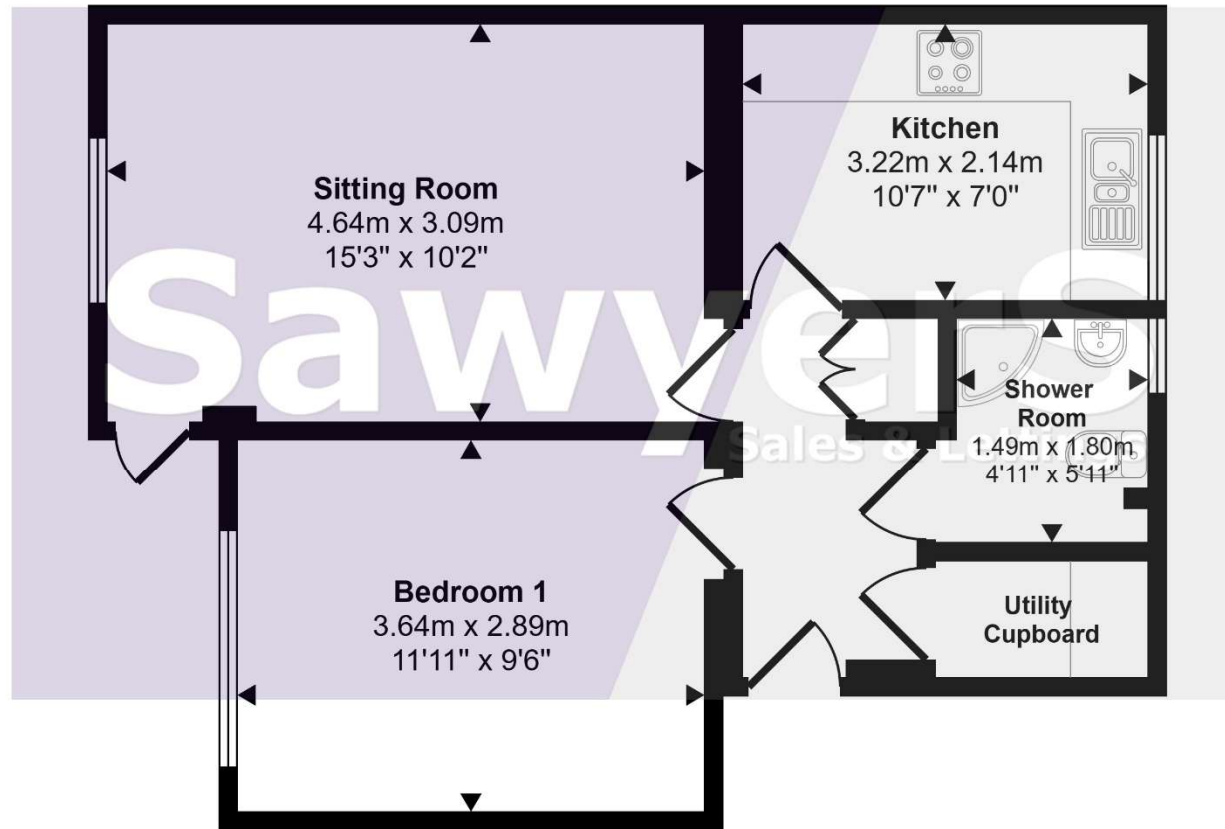
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## **Selling Agent**

Sawyers Estate Agents  
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info@sawyersestateagents.co.uk

**Approx Gross Internal Area**  
**43 sq m / 461 sq ft**



**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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