

# HUNTERS<sup>®</sup>

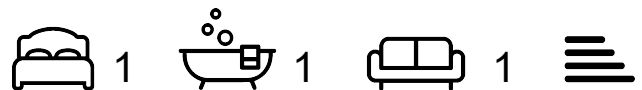
HERE TO GET *you* THERE



## Cainscross Road

Stroud, GL5 4ET

Asking Price £225,000



Council Tax: A



# 1 Cainscross Road

Stroud, GL5 4ET

Asking Price £225,000



## SITUATION

Stroudwater Court enjoys a prime location in the charming market town of Stroud, 'the Covent Garden of the Cotswolds'. This premium collection of age-exclusive (60 years and above) apartments is perfect for those seeking a relaxed yet active retirement in Gloucestershire. The Stroudwater Court complex features a selection of social areas, including the homeowners' lounge with views of the canal, and terrace garden that overlooks the lock. There is also a beautifully maintained outside area. Homeowners also benefit from a guest suite that's available for your friends and family (subject to availability - usually priced at £25 a night) and a communal laundry room. Stroudwater Court has outstanding security features, such as a camera entry system and 24-hour emergency calls. There is also lift and wheelchair access throughout the development. It is a condition of purchase that residents must meet the age requirement of 60 years or over (55 years or over for subsequent residents).

## COMMUNAL ENTRANCE

Lift or staircase to top floor.

## HALLWAY

Storage cupboard, boiler cupboard, underfloor heating and phone entry system.

## KITCHEN/LIVING/DINING ROOM

21'1" x 16'2" (6.43m x 4.94m)

## LIVING/DINING AREA

UPVC double glazed windows with blinds, UPVC double glazed door to private balcony with blinds, electric fire place and underfloor heating.

## KITCHEN AREA

Range of wall, floor & drawer kitchen units, rolltop

work surfaces, drainer stainless steel sink with mixer tap, built-in oven, hob, fridge, freezer & dishwasher, extractor fan, tiled flooring and underfloor heating.

## BEDROOM

13'10" x 8'8" (4.24m x 2.65m)

UPVC double glazed windows with blinds, fitted mirrored wardrobe and underfloor heating.

## SHOWER ROOM

6'7" x 7'4" (2.03m x 2.25m)

Low level WC, vanity sink with mixer tap, walk in shower, rainfall shower, splashback tiling, tiled flooring, underfloor heating and extractor fan.

## PRIVATE BALCONY

Outside tap, outside lighting and raised bedding areas.

## COMMUNAL GARDENS

There are maintained communal grounds which incorporate a sunny terrace with views directly over the canal, with a block paved pathway which leads to a paved area to the far end passing grassed areas and shrub beds along the way.

## COUNCIL TAX BAND

The council band is A.

## TENURE

The property is leasehold and has a 125 year lease from 2016.

## MANAGEMENT COMPANY

The service charge is currently is 267.99 per month with a ground rent of £212.50 every 6 months. The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our

Tel: 01453 764912

24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

#### Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

#### COMMUNAL LOUNGE

All residents benefits from use of the communal lounge with kitchen area. Various activities happen during the day & evening including coffee mornings, movie night, games night, ETC

#### ALLOCATED PARKING

There is limited number of parking spaces available in Stroudwater Court. If none are available, the

residents goes on the reserved list. There is a fee of £250 per annum. Please check with the House Manager on site for availability.

#### GUEST SUITE

Family or friends can book and stay in the guest suite within Stroudwater Court at a small charge of approx. £25 per night.

#### LAUNDRY ROOM

All residents have use of the laundry room which has washing machine, tumble dryers and ironing facilities available. The main community board is also located in here.

#### STORE ROOM

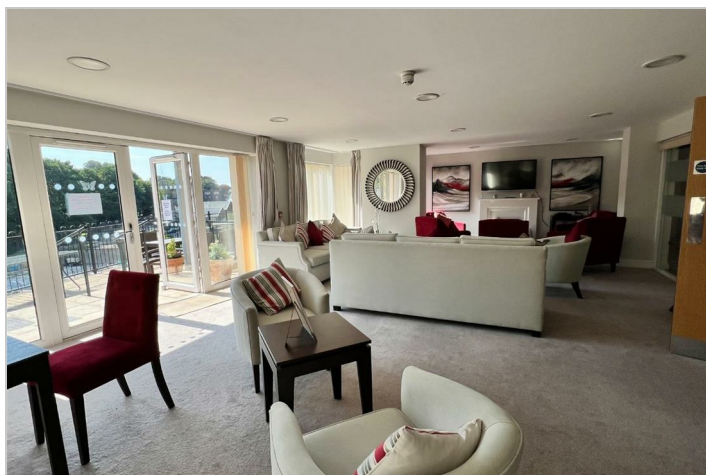
There is a store room located within the building which allow residents to store mobility scooters.

#### HOUSE MANAGER

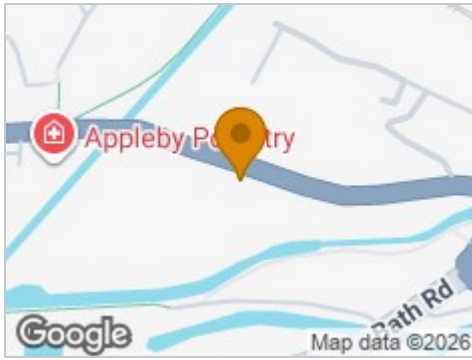
The house manager works Monday to Friday and take cares of all the residents and assist with anything they might need help with.

#### SOCIAL MEDIA

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.



## Road Map



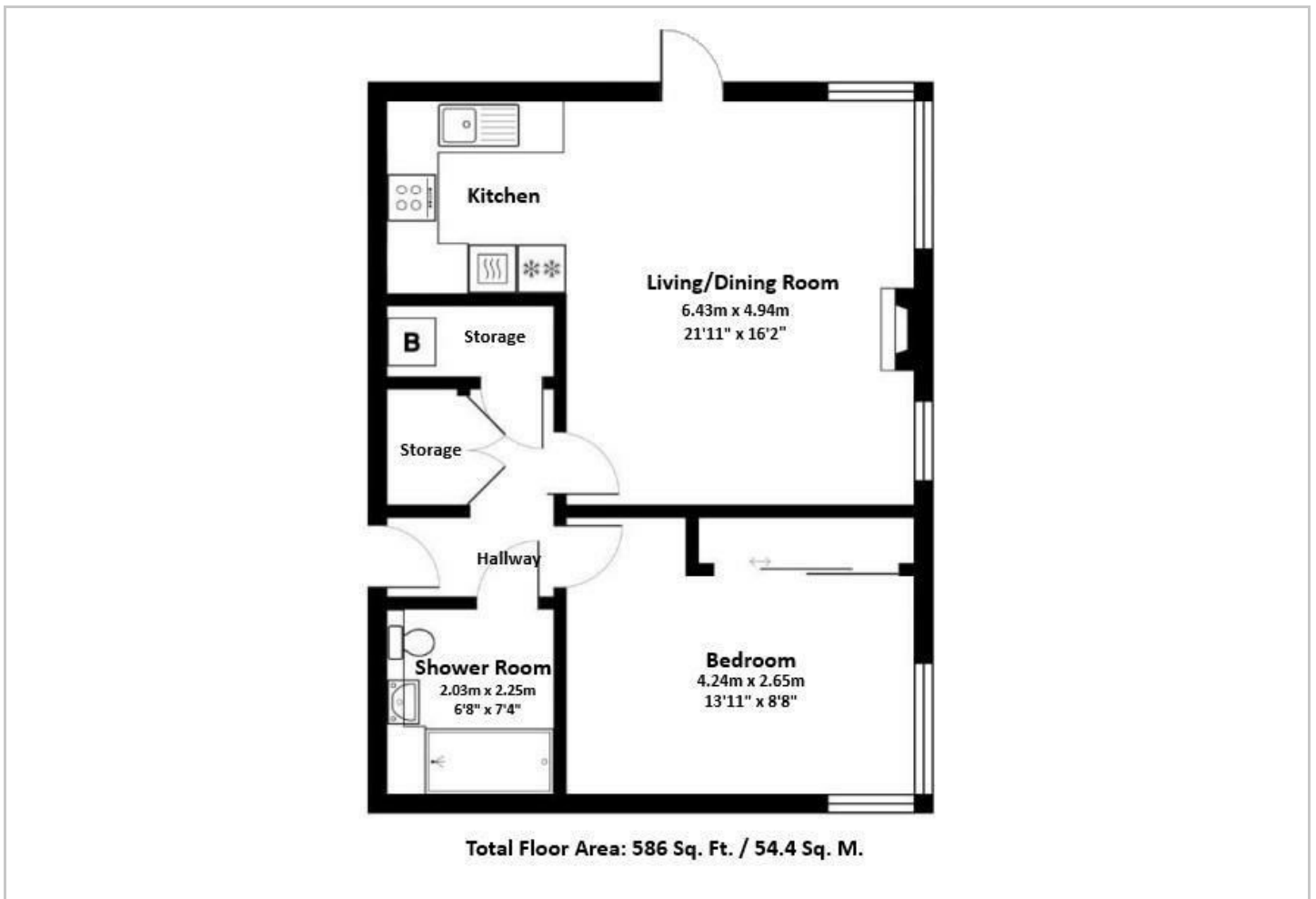
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.