

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Church Road

Cainscross, Stroud, GL5 4LH

Asking Price £110,000



Council Tax: B



# St Matthews Court Church Road

Cainscross, Stroud, GL5 4LH

Asking Price £110,000



## Description

Hunters are pleased to offer this 1 double bedroom apartment located to the first floor of this popular retirement community which sides onto Victory Park. Boasting pretty communal gardens and no onward chain. A great opportunity for those looking to settle into a new home who are of state pension age. Other benefits include a residents lounge, guests suites, laundry, security coded gates and a site manager. A lift to the first floor is also on hand. Ideally placed for St Matthews church, Victory park and the local bowling green. Viewings are by appointment only.

## Amenities

Cainscross is within close proximity of the local Co-op supermarket, post office and a number of other local shops. Schooling is convenient to with nearby Foxmoor Primary school. Archway Secondary School, Marling Grammar for boys and Stroud High for girls all being accessible. Stroud centre offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington, whilst Cainscross itself has bus routes, it is also convenient to get to junction 13 of the M5. A short drive will take you to Sainsbury's Supermarket, Lidl, Aldi, Waitrose or Tesco. Selsley Common offers excellent dog walking territory and further possibilities for outdoor recreational pursuits.

## Sitting Room/Dining Room

Sealed unit double glazed door, sash style UPVC window to the front, entry phone handset, cupboard with consumer unit, electric radiator. Doors lead to kitchen and the inner hall.

## Kitchen

Comprising grey gloss wall and base units with worktops over. One and a half bowl stainless steel sink with mixer tap, integrated microwave, two ring electric hob with extractor over, coving, diplex fan heater, freestanding mini oven included.

## Inner Hall

Doors to bedroom and shower room.

## Bedroom

Curtain fronted wardrobe, radiator, hot water cylinder in airing cupboard, loft hatch.

## Shower Room

With a modern white suite comprising a wide shower cubicle, close coupled WC, wash basin with vanity storage, heated towel rail, extractor, coving. Shaver light and point, mirror cabinet.

## Communal Gardens

The property looks out to the front over wonderful communal gardens with mature trees and plants and a central pagoda feature.

A wonderful space to sit and socialise. Views towards Selsley church can also be had from the development.

**Council Tax Band**  
Band B

#### Service Charges, Tenure & Lease Details

The current service charge for 1st April to 30th June 2025 is £991.88 per quarter. There is a ground rent of £50 per 6 months. Lease details are 125 years 1st January 1989. The development is managed by Broadleaf management services LTD in Hampshire contactable on 01425 403767.

#### Hunters STROUD Gold Award Winners

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if you would like to know the value of your own home & how we are different from our competitors, call us

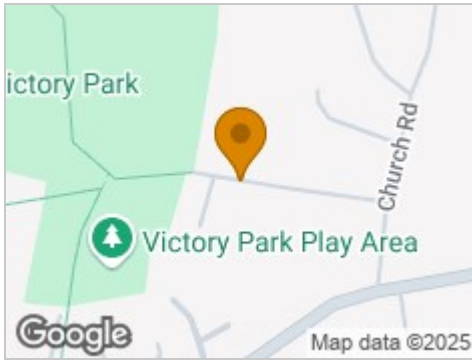
on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.

#### 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



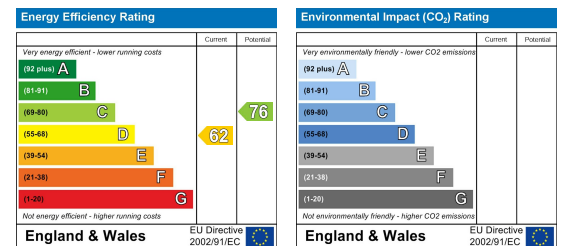
## Floor Plan



## 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.