



HUNTERS[®]
HERE TO GET *you* THERE

Cainscross Road, Stroud, GL5 4ET | £335,000
Call us today on 01453 764912



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

Hunters Estate Agents are delighted to offer this charming ground floor two bedroom retirement apartment, situated within the popular Stroudwater Court development. Enjoying an attractive outlook over the Stroudwater Canal and conveniently located within a short walk of Stroud town centre and its excellent range of shops and amenities, this delightful apartment is ideal for those looking to downsize whilst enjoying a welcoming community and a convenient lifestyle.

The accommodation comprises an entrance hall leading to a spacious sitting/dining room with doors opening onto a balcony, providing a lovely place to sit and enjoy the outlook. There is a fitted kitchen with integrated appliances, a principal bedroom benefiting from an en-suite shower room and walk-in wardrobe, a second bedroom and a separate shower room.

Stroudwater Court offers a range of excellent communal facilities for residents to enjoy, including a residents' lounge, communal gardens, laundry room and guest suite for visiting friends and family. The apartment also benefits from allocated parking. An excellent opportunity to enjoy comfortable retirement living in a popular development, close to the amenities of Stroud and overlooking the picturesque Stroudwater Canal.

STROUDWATER COURT

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 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).

ENTRANCE HALL

Storage cupboard with lighting & shelves containing hot water tank, door entry system and underfloor heating

LOUNGE/DINING ROOM

22'11" x 7'5"

UPVC double glazed door & window to rear balcony with curtains, underfloor heating, TV point, phone point and electric fire.

KITCHEN

8'1" x 7'2"

Good range of wall, floor & draw kitchen units, roll top work surfaces incorporating an stainless steel sink with mixer tap, built-in fridge, freezer, cooker & hob, tiled flooring, extractor fan, underfloor heating and UPVC double glazed window to rear.

BEDROOM ONE

13'4" x 12'9"

UPVC double glazed window to rear, phone point, TV point, underfloor heating and a walk-in wardrobe.

EN-SUITE

WC, vanity sink with mixer tap, walk-in shower, shower of mains, shaver point, tiled throughout, light up mirror and a chrome effect heated towel rail.

BEDROOM TWO

11'0" x 9'1"

UPVC double glazed window to rear, phone point, TV point and underfloor heating.

BATHROOM

Low level WC, vanity sink unit with mixer tap, shower cubicle, shower of mains, chrome effect heated towel rail, tiled throughout and light up mirror.

PRIVATE BALCONY

Accessed via living/dining room with views across canal.

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.

COMMUNAL GARDENS

There are maintained communal grounds which incorporate a 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. There is a wonderful view across the canal.

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, trolleys ETC.

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.

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.

HOUSE MANAGER

The house manager works Monday to Friday and is a day-to-day point of contact for residents

MANAGEMENT CHARGE

The management charge is approx. £425.93 per month. This covers the cleaning of the communal areas, cleaning of the external windows, apartment water rates, electric/heating/lighting/water & power in the communal area and the 24 hour emergency call system.

There is a ground rent of £247,50 per 6 months.

LEASEHOLD

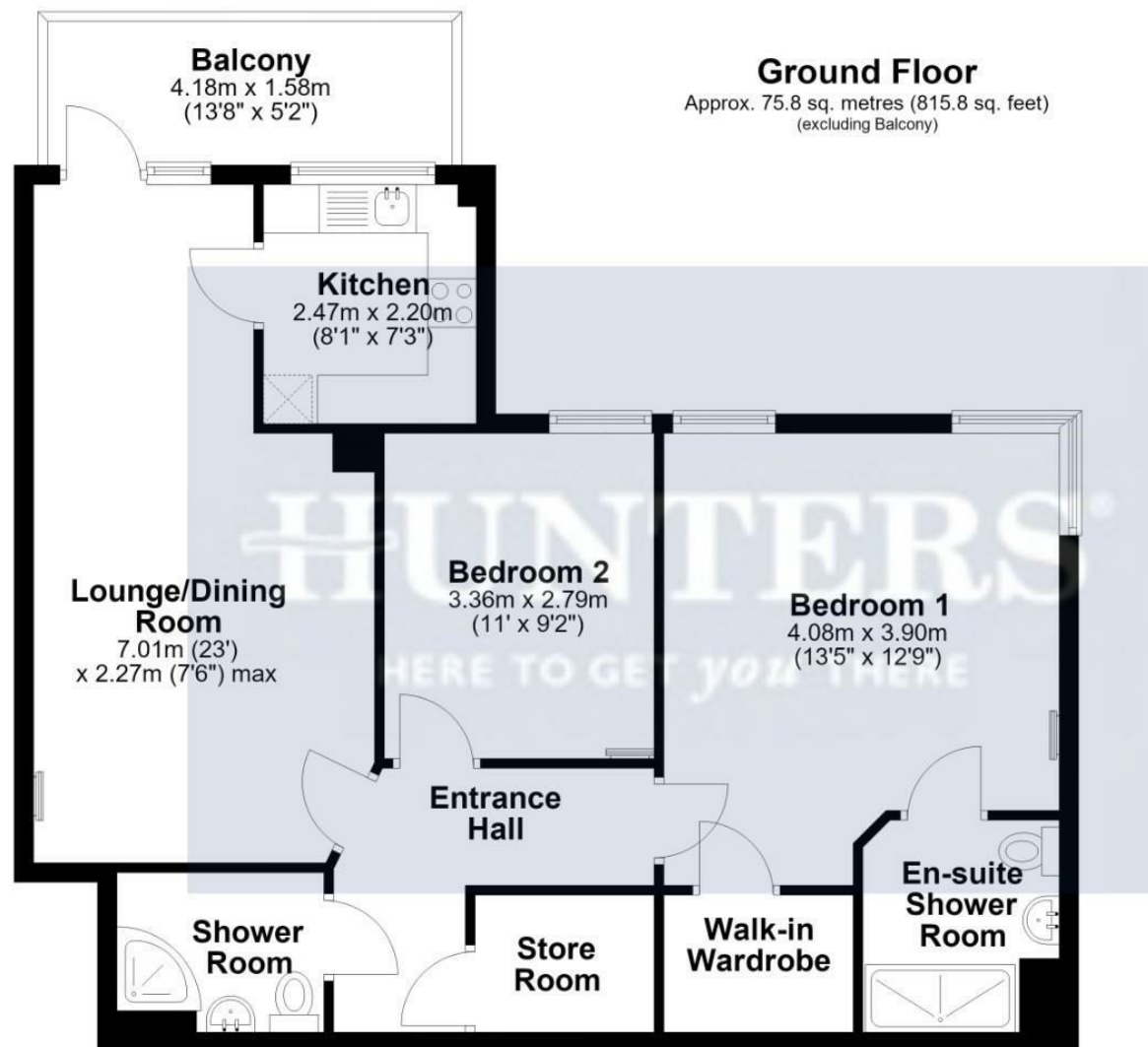
The property is leasehold and has a 125 year lease from 2015.

AML CHECKS

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 will be charged for each individual AML check conducted'

SOCIAL MEDIA

Like & share our Facebook page to see our new properties, useful tips and advice on selling/purchasing your home, Visit @HuntersEstateAgentsStroud.



Total area: approx. 75.8 sq. metres (815.8 sq. feet)

Apartment 2, STROUD

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.

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