



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

**Russell House, Russell Street, Stroud | Asking Price £139,995  
Call us today on 01453 764912**



### Energy rating and score

This property's energy rating is C. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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 two-bedroom top floor apartment located in the heart of Stroud. Accessed via a secure gated entrance, the property comprises an entrance hall, an open-plan kitchen/dining/living room, two well-proportioned bedrooms, and a bathroom. Further benefits include double glazing, underfloor heating, and access to a communal garden.**

#### SITUATION

##### COMMUNAL ENTRANCE

Staircase leading to top floor.

##### PROPERTY ENTRANCE HALL

Entry phone system.

##### KITCHEN/LIVING/DINING ROOM

15'10" x 15'6"

Good range of wall, floor & drawer kitchen units, rolltop work surfaces, sink with mixer taps, built-in oven & hob, space for fridge/freezer & washing machine, extractor fan, skylight, wooden framed double glazed windows, TV point, phone point and underfloor heating.

##### BEDROOM TWO

12'7" x 9'2"

Skylight, underfloor heating, cupboard containing hot water tank.

##### BEDROOM ONE

12'7" x 9'7"

Wooden framed window, underfloor heating and TV point.

#### BATHROOM

8'7" x 5'1"

Low level WC, wash basin with mixer tap, panelled bath, shower off mains, shower glass, underfloor heating, splashback tiling, tiled flooring, shaver point and extractor fan.

#### MANAGEMENT COMPANY/FEEES

The management company is Sawyers Estate Agents. The management charge for 2026 is £1174.25

The ground rent is £48 per annum.

#### TENURE

The property is leasehold. The lease is a 999 year lease from 2006.

#### COUNCIL TAX BAND

The council tax band is A.

#### 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'

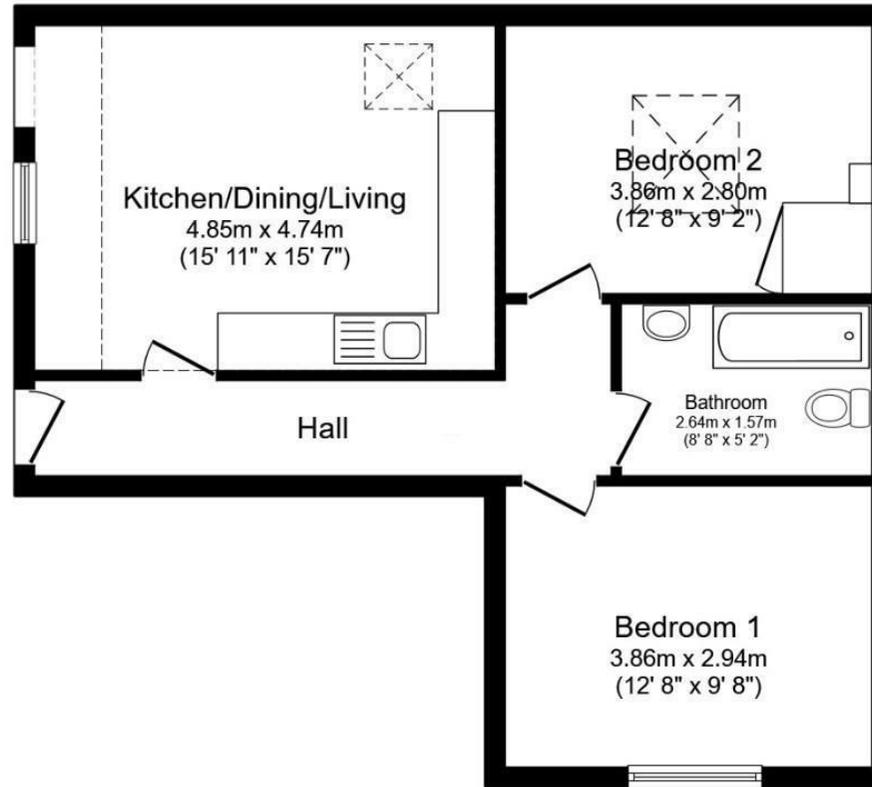
#### SOCIAL MEDIA

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

#### GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award again at the British Property Awards in 2025. We also won the award in 2024, 2023 and 2021. So if 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.

11 Russell House, Russell Street, Stroud, GL5 3AJ



**Floor Plan**  
Floor area 53.1 sq.m. (572 sq.ft.)

Total floor area: 53.1 sq.m. (572 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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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