



# Hawthorn Rise, Stroud, GL5 4QR

£165,000



A great opportunity for a first time buyer to purchase this first floor one double bedroom apartment with lovely views in the distance towards Selsley. The property is offered to the market with no onward chain and has recently been decorated throughout. Approached via your own personal door, a staircase leads to the landing. There is a double bedroom with views, sitting room with large splay bay double glazed window, kitchen, and bathroom with coloured suite. Outside, an enclosed fenced garden, there is also allocated parking for 1 car.



## Amenities

The town centre of Stroud offers a comprehensive range of facilities and amenities. These include 5 supermarkets, local speciality stores, the 5 Valleys shopping centre, hospital, state and private schools and the award winning weekly farmers market, a cinema, various restaurants and so on. There is also a main line railway station with direct services connecting with London (Paddington).

## Hunters Stroud GOLD Award Winners

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! 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.

## Entrance

Double glazed door, staircase to landing.

## Landing

Modern electric WIFI controlled heater, double glazed window.

## Sitting Room 11'2" x 10'9"

Modern electric WIFI controlled heater, provision for satellite TV, double glazed splay bay window.

## Kitchen 7'0" x 6'8"

Selection of wall and base units with worktops over. Plumbing and space for a washing machine, space for an electric cooker, stainless steel sink, double glazed window, recessed lighting.

## Bedroom 10'7" x 8'9"

Double glazed window with views toward Selsley and over the garden.

## Bathroom 7'8" x 5'8"

A coloured suite comprising: Panelled bath with mixer tap, pedestal basin, WC, frosted window, airing cupboard with hot water cylinder, recessed lighting, fan heater.

## Outside

## Garden

Laid to grass within a fenced surround with hidden gate. Secondary gate to side.

## Leasehold With Share Of Freehold Company

We are informed there is a lease of 999 years which commenced from 1979. There is also a share in the freehold company, namely Maple 107 Freehold Company. There is a ground rent of £15 per annum, however this is up to now, settled by the seller on a sale. There are no annual maintenance charges.

## Allocated Parking Space

For 1 Car, as you look out of the bedroom window, it is the second space down from the garden fence towards the property.

## Council Tax Band

Randwick Parish Band A

## 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.

Tenure: Leasehold  
Council Tax Band: A



- 1 Bedroom
- First Floor Flat (Own Entrance door)
- Enclosed Rear Garden
- Views Towards Selsley
- No Onward Chain
- Allocated Parking For 1 Car
- Council Tax Band A
- EPC Band D (61)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 61      | 75                      |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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.