



**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

**Stroudwater Court, Cainscross Road, Stroud | £350,000**  
**Call us today on 01453 764912**



## Energy rating and score

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 81 B    | 81 B      |
| 69-80 | 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.

# **\*\* CHAIN FREE \*\* Hunters Estate Agents are delighted to be offering this top floor retirement flat located in popular Stroudwater Court retirement development. Overlooking the Stroudwater canal and Stroud centre being a short walk away, this charming two bedroom flat is excellent for anyone looking for that retirement life.**

## **SITUATION**

Stroudwater Court is a McCarthy and Stone retirement complex near the centre of the traditional Cotswold market town of Stroud. Stroud centre offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington and various bus routes in and out of the town. The M5 junction 13 is also convenient and is found approximately six miles away. A short drive will take you to Sainsbury's Supermarket along with Selsley and Rodborough Commons offering excellent dog walking territory and further possibilities for outdoor recreational pursuits.

## **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**

Entrance door, storage cupboard containing hot water tank and underfloor heating.

## **LIVING/DINING ROOM**

20'0" x 14'6"

Maximum dimensions overall. UPVC double glazed windows to rear with views over canal, electric fire, TV point, phone point and underfloor heating

## **KITCHEN**

7'1" x 11'3"

Good range of wall, floor & drawer kitchen units, drainer stainless steel sink, built-in fridge, freezer, electric oven, hob and dishwasher, tiled floor, extractor fan, underfloor heating and UPVC double glazed window & door to rear balcony with views over canal.

## **BEDROOM ONE**

9'8" x 16'0" max

Maximum dimensions overall. UPVC double glazed windows to rear with views over the canal, TV point, phone point, underfloor heating and walk-in wardrobe with lighting.

## **EN-SUITE**

6'9" x 7'2"

WC, vanity sink, panelled bath, heated towel rail, tiled flooring, splashback tiling, underfloor heating and a extractor fan.

## **BEDROOM TWO**

11'3" x 10'0"

UPVC double glazed windows to rear with views over the canal, TV point and underfloor heating.

## **BATHROOM**

7'0" x 4'5"

WC, vanity sink, shower cubicle, tiled floor, splashback tiling, heated towel rail, underfloor heating and extractor fan.

## **PRIVATE BALCONY**

Larger than average & private balcony with views, outside lighting and wind screen.

## **TENURE**

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

## **MANAGEMENT COMPANY**

The management charge is approx. £350 per month. This covers the cleaning of the communal areas, cleaning of the external windows, apartment water rates, building insurance, 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.

## **COUNCIL TAX BAND**

The council tax band is B.

## **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.

## **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

## **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**

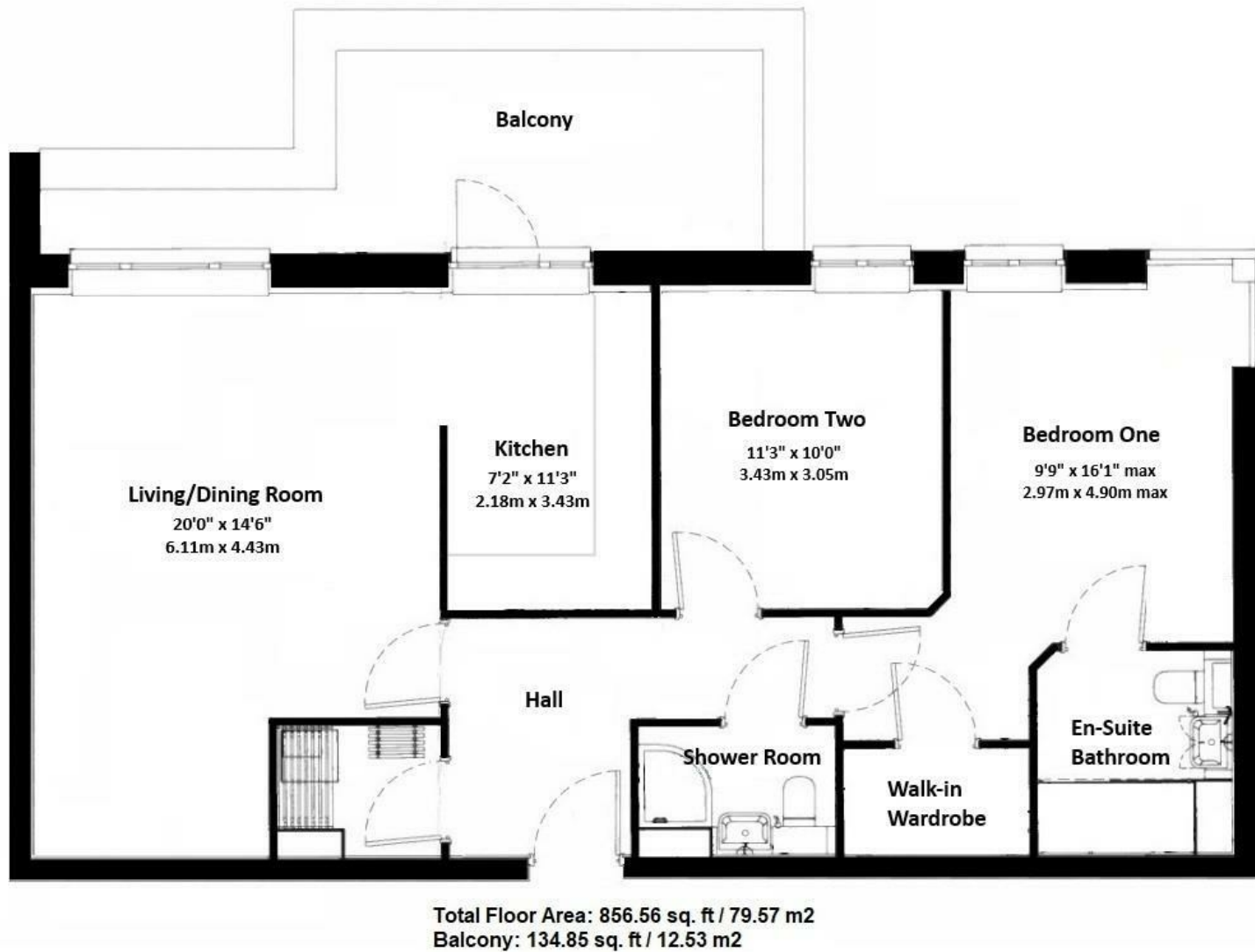
There is a store room located within the building which allow residents to store mobility scooters.

## **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.



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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