



HUNTERS[®]
HERE TO GET *you* THERE

Imperial House, Station Road, Stroud | £1,200 Per Month
Call us today on 01453 764912



Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of Selling/Renting?

If you are thinking of selling or renting 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 are delighted to be offering this recently converted 2 bedroom ground floor apartment with garden. The property comprises of an entrance lobby, kitchen/dining/living room, two double bedrooms with en-suites and a rear garden. The property is unfurnished and available immediately.

SITUATION

Imperial House can be found in the town centre which offers many local shopping facilities, restaurants, cafes and amenities. There is also a multiplex cinema and bowling alley too. Stroud has a main line railway station within typical walking distance of this home which offers links into London Paddington, Cheltenham and Swindon etc. The M5 is approximately 6 miles away providing easy access by car towards Gloucester, Cheltenham and Bristol.

COMMUNAL ENTRANCE

ENTRANCE HALL

Entry phone system and smoke alarm.

LIVING/KITCHEN/DINING ROOM

21'6" x 12'6"

KITCHEN AREA

Good range of wall, floor & drawer kitchen units, drainer stainless steel sink with mixer tap, built-in oven, hob & dishwasher, space for fridge/freezer and extractor fan.

LIVING/DINING AREA

Two electric heaters, TV point, smoke alarm and UPVC double glazed windows & door to rear garden

BEDROOM ONE

15'3" x 12'7"

UPVC double glazed window to rear, electric

heater and cupboard containing hot water tank & plumbing for washing machine.

EN-SUITE

7'2" x 5'11"

Low level WC, pedestal wash basin with mixer tap, paneled bath, shower of mains, shower glass, extractor fan, heated towel rail and splash back tiling.

BEDROOM TWO

13'1" x 10'1"

UPVC double glazed window to rear, electric heater and built-in wardrobe.

EN-SUITE

7'5" x 4'6"

Low level WC, pedestal wash basin with mixer tap, shower cubicle, shower of mains, heated towel rail, splash back tiling and a extractor fan.

COURTYARD GARDEN

Outside tap and bedding areas.

TENANCY INFORMATION

The property is unfurnished and available immediately. 12 months minimum tenancy. This property doesn't allow pets due to lease restrictions.

Refundable Holding Fee: £276

Deposit: £1384

INTERESTED?

If you are Interested in putting in an application following your viewing, please email stroud@hunters.com with some background information on who would be moving in, employment status, annual income, timescales, length of tenancy and any further information you feel is relevant to the landlord/your application. We will be forwarding your email onto the landlord to see if they are happy to accept you as a tenant subject to references.

COUNCIL TAX BAND

The council tax band is C

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 or letting your home.



GROUND FLOOR PLAN
FLOOR AREA - 80M²

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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