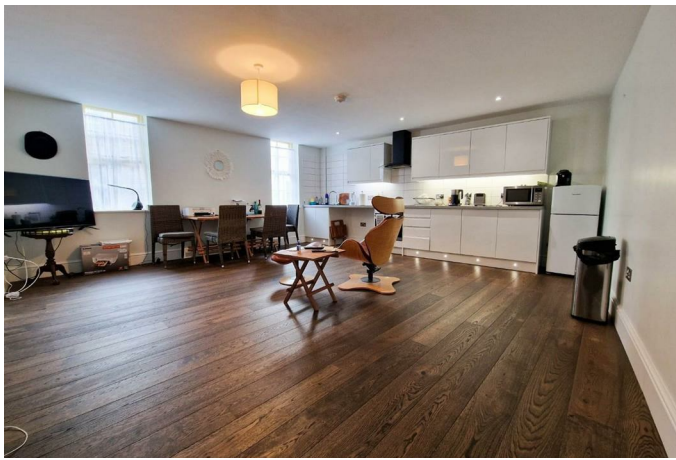




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King Street, Stroud, GL5 1RR | £850 Per Calendar Month
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 55 | 55 |
| (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 | 59 | 59 |
| (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 be offering this STUNNING 2 double bedroom apartment within Stroud's town centre. The apartment comprises of a entrance hall, large Jack & Jill bathroom, an impressive 18' 10" x 17' 11 kitchen dining room/sitting room and use of a communal garden. Within a couple of minutes walk you can be commuting to London as the station is just around the corner.

VIEWINGS

Viewings are starting from Tuesday 22nd November. Please call to book your time.

TENANCY INFORMATION

The property is unfurnished and available from Monday 5th December 2022.

Refundable Hold Fee: £196

Deposit: £980

Interested? Please email stroud@hunters.com with some background information on who would be moving in, jobs, earnings ETC..

SITUATION

The Merrywalks re-development is changing the face of Stroud's town centre. The apartment is ideally placed above JoJo Maman Bebe & opposite WH Smiths and Barclays bank and boasts having all the local shops, mainline train station with direct services connecting with London (Paddington). Some of the local shops include supermarkets, local speciality stores, a hospital, state and private schools and the award winning weekly farmers market, a cinema, various restaurants and so on.

COMMUNAL ENTRANCE HALL

Stairs to flat and window & door to communal garden.

ENTRANCE HALL

Oak doors to all bedrooms, radiator and skylight.

SITTING ROOM/DINING ROOM/KITCHEN

18'10" x 17'11" Not Including door recess

An impressive room with space to relax, dine and cook. Boasting a white range of fitted high gloss wall and base units with marble effect worktops over. Plumbing for a washing machine and dishwasher, space for a fridge freezer,

built in electric, oven, hob & extractor, two double glazed windows to the front, radiator, TV and telephone points, oak door to landing, laminate flooring and a smoke alarm.

MASTER BEDROOM

16'11" x 13'9"

A large master bedroom with oak door to bathroom/shower room, built in airing cupboard with boiler and hot water cylinder, radiator, USB socket and phone point.

BEDROOM 2

13'9" x 10'1"

Radiator, double glazed window to the front, Oak door to the bathroom/shower room and USB socket.

JACK & JILL BATHROOM/SHOWER ROOM

13'8" x 7'10"

An impressive white 4 piece suite comprising: shower cubicle to one corner, panelled bath, pedestal basin, WC, tiled flooring, part tiled walling, double glazed window to the front., oak doors to both bedrooms and the landing.

COMMUNAL GARDEN

The property has access to a communal garden which is shared between two other apartments. There is space for a table & chairs and use of some artificial grass.

COUNCIL TAX BAND

The council tax band is C

AGENT NOTES

Please note that there is no parking at the property.

HUNTERS

Hunters are one of the UK's leading estate agents with over 200 branches throughout the country. You can arrange your valuation on-line by visiting www.hunters.com to reserve your space or call us on 01453 764912. Pay us on results, no sale, no fee!

FACEBOOK

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

Upper Floor

Approx. 97.4 sq. metres (1048.3 sq. feet)



Total area: approx. 97.4 sq. metres (1048.3 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only.

All efforts have been made to ensure its accuracy.

Plan produced using PlanUp.

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.

1 John Street, Stroud, Bristol, GL5 2HA | 01453 764912 | stroud@hunters.com

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