



Orchard Court, , Stonehouse Gloucestershire GL10 2QP

£177,500

- Two Double Bedrooms
- Allocated Parking Space
- Walking Distance To Stonehouse High Street
- Use Of Communal Garden
- Shower Room
- Over 60s Complex

The Property

****FIRST FLOOR TWO BEDROOM APARTMENT LOCATED IN THE EVER POPULAR OVER 60s COMPLEX OF ORCHARD COURT, STONEHOUSE****

TG Sales welcome to the market a spacious two bedroom first floor apartment in located within Orchard Court. Set just off of the Stonehouse High Street, this apartment offers fantastic links to local supermarkets, shops and public transport.

Accommodation briefly comprises of entrance hallway, two sizeable bedrooms - with the master benefitting from built-in storage - a shower room, spacious lounge/diner with juliette balcony and a separate kitchen.

The apartment offers ample storage and further benefits from use of a communal garden and allocated parking space.

****The below lease information has been supplied to us by the current owner - to be verified by your solicitor** :**

Lease length - 900+ years approx. remaining

Service charges/ground rent - £1,300.00 per annum approx. all inclusive



Situation

Situated a stones throw from the centre, here you will find an abundance of shops and other local amenities including, doctors, chemist, pub and food outlets. Stonehouse is part of the Stroud District and is 2.5 miles east of the M5 motorway junction 13, with its on railway station, which has a regular train service to London. There are a number of footpaths and lanes that lead from the town to the nearby Stroudwater canal and the Cotswold Way also passes close to Stonehouse.

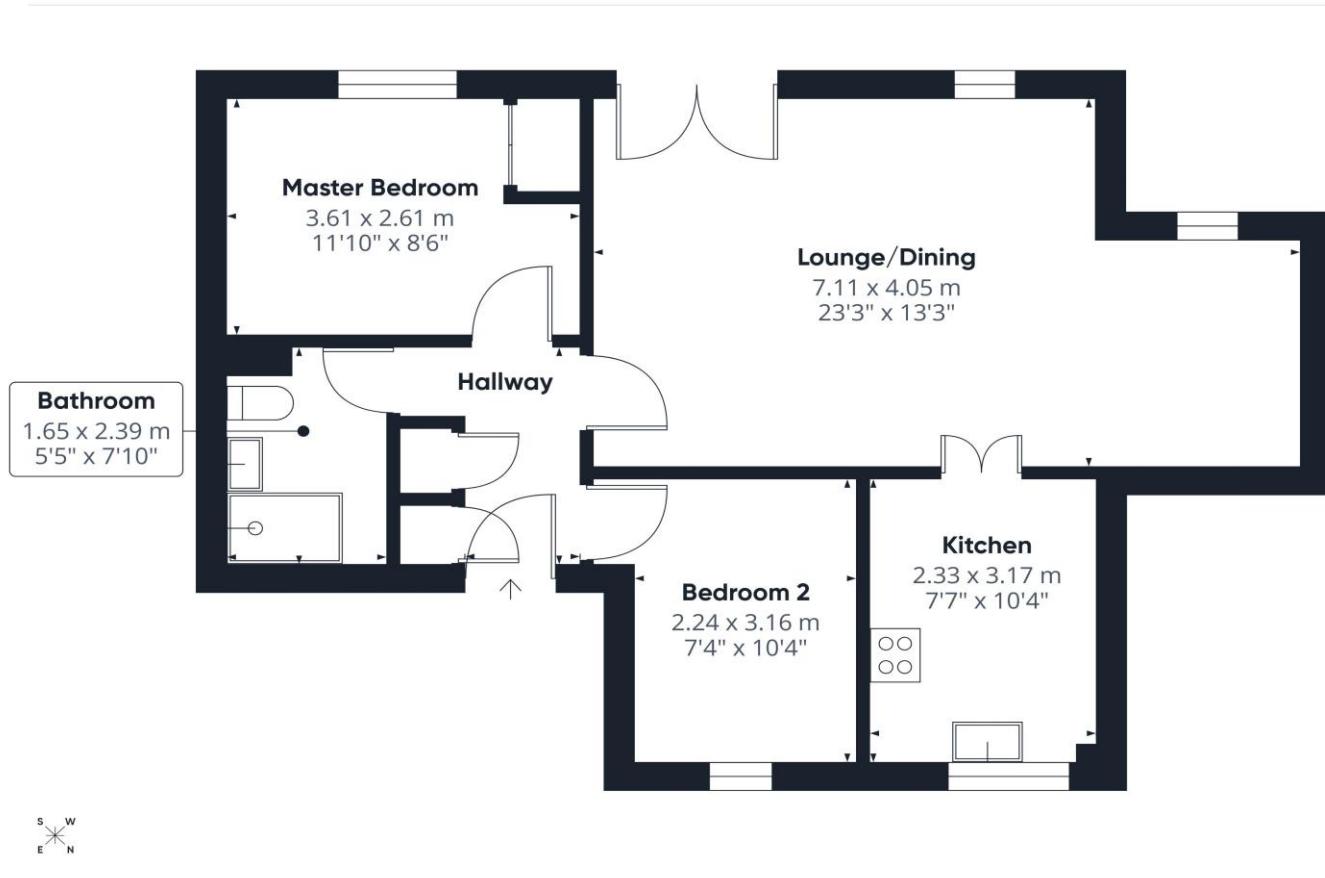
Tenure Leasehold

Local Authority Stroud

Services Electric, Mains Drainage and Water are all believed to be connected to the property.

Council tax band B





Head Office

TG Sales & Lettings

48 Stroud Road

Gloucester

Gloucestershire

GL1 5AJ

Tel: 01452 311776

Email: info@tgres.co.uk

Website: www.tgres.co.uk



T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 48 Stroud Road, Gloucester, Gloucestershire, GL1 5AJ.