



SALES & LETTINGS



- No Onward Chain
- Two Double Bedrooms
- Allocated Parking Space
- Communal Gardens
- Balcony
- Close Proximity To Stroud Town Centre

The Property

****TWO BEDROOM GROUND FLOOR MAISONETTE WITH ALLOCATED PARKING AND COMMUNAL GARDENS - NO ONWARD CHAIN****

TG Sales welcome to the market a spacious two-bedroom ground floor maisonette located in the heart of Stroud, with benefits of one allocated parking space and use of communal gardens. This property is offered for sale with no onward chain and would make a fantastic first time buy or investment.

Accommodation briefly comprises of own private entrance, a hallway leading through to two double bedrooms, main bathroom with bath and overhead shower and an open plan kitchen/living area. From the living area, patio doors open out onto a balcony with space for a small table and chairs, overlooking the communal gardens and Slad Brook.

One allocated parking space can be found to the front of the building. The property is located just off of Lansdown in central Stroud, with the train station, public transport and local amenities just a short walk away.

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

Lease length - approx. 983 years remaining (999 years from 1st July 2010)

Service charge - approx. £62.22 per month

Ground rent - approx. £75 every 6 months



Situation

Stroud, Gloucestershire is a vibrant market town set among the rolling hills of the Cotswolds, renowned for its independent spirit, weekly farmers' market, and creative community. Surrounded by beautiful countryside yet well connected by rail to London, it offers a distinctive blend of rural charm, culture, and modern living.

Directions

SATNAV postcode GL5 1DN

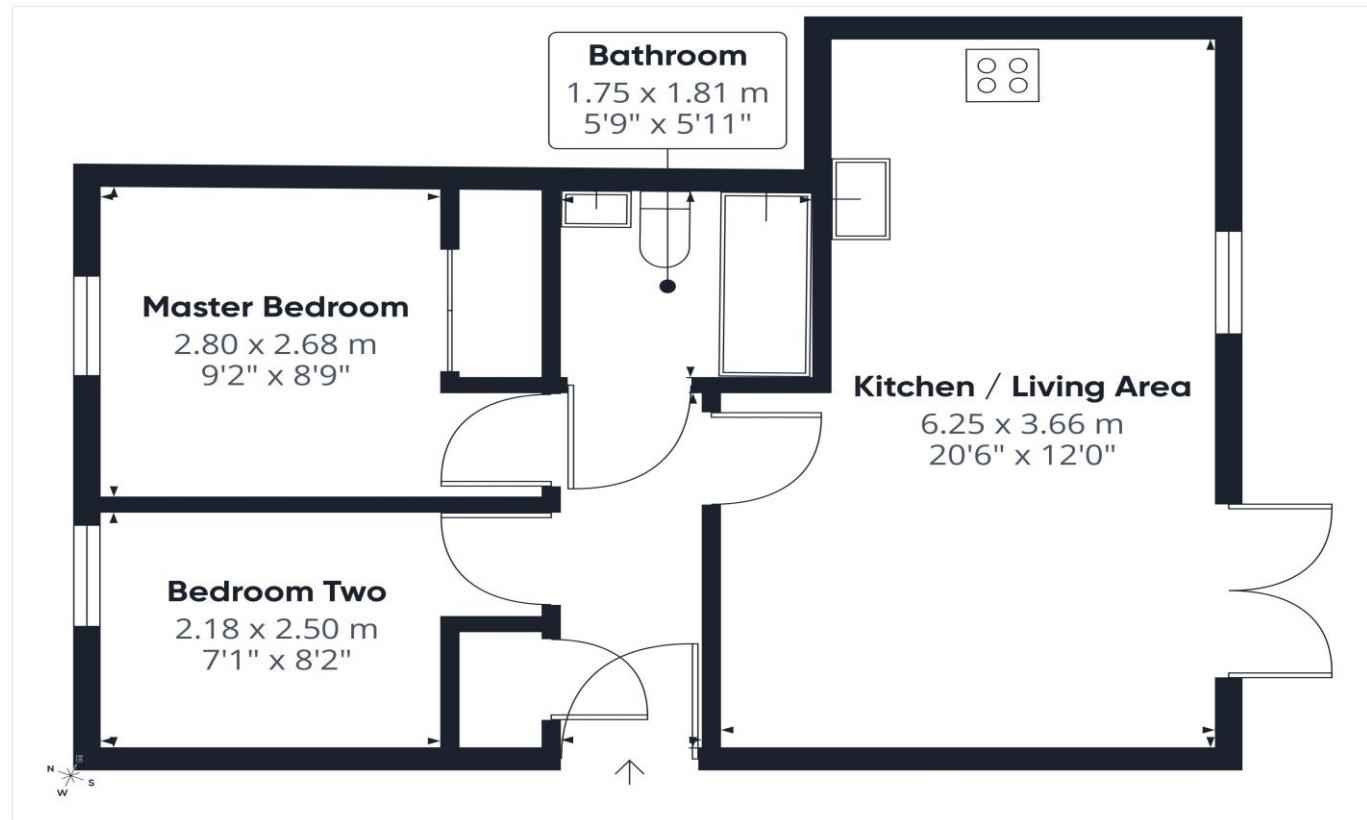
Tenure Leasehold

Local Authority Stroud

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

Council tax band B





Head Office

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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