



46 Greenaways, Ebley, Stroud, Gloucestershire, GL5 4UQ
£225,000

PETER JOY
Sales & Lettings



46 Greenaways, Ebley, Stroud, Gloucestershire, GL5 4UQ

A light, airy canal-side penthouse apartment in a great position within this popular waterside development at Ebley with two double bedrooms, a bathroom and a shower room and a large open plan living space with two balconies offered to the market with no onward chain (Draft details)

ENTRANCE HALL WITH DOOR ENTRY SYSTEM, 18' X 17' OPEN PLAN LIVING SPACE WITH KITCHEN AREA AND TWO BALCONIES, TWO DOUBLE BEDROOMS, BATH AND SHOWER ROOMS, ALLOCATED PARKING, NO ONWARD CHAIN



Viewing by appointment only

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Description

46 Greenaways is a penthouse apartment situated in a popular waterside development a couple of miles West of Stroud at Ebley. This address is adjacent to the Stroudwater canal, and allows for easy access to local shops and amenities, with canal path walks on the door step and super Westerly views to Selsley and surrounding countryside. I understand that the property was built in 2013, with well presented accommodation arranged over one floor.

You walk in to the communal entrance hall on the ground floor. The property is on the top floor, and accessed by the stairwell that runs up through the building. The apartment is light and spacious, and comprises an entrance hall with door entry system, 18' x 17' open plan living space with kitchen area, plenty of space to cook, eat and relax, and glazed double doors to two balconies that take in the super view, two double bedrooms and both a shower room (which is en suite to the larger bedroom) and a bathroom. The property is well kept, and offered to the market with no onward chain.

Outside

The property benefits from an allocated parking space and two small balconies, with glazed double doors from the living area. The view here across the Stroudwater canal to countryside beyond is rather lovely.

Location

Amenities locally at The Wharf include a coffee shop and bar, beauty and hair salon, gym and child's play space. These are gathered around a central square, on the lock, with the Stroudwater canal as a backdrop. Walk along the canal path for level access to Stroud. Stroud town centre offers a wide range of shops and amenities. These include supermarkets, local speciality stores, a hospital, state and private schools and the award winning farmers market. There is also a main line railway station with a direct London (Paddington) service. Gloucester (9 miles), Cheltenham, Cirencester and Bristol are all within comfortable driving distance.

Directions

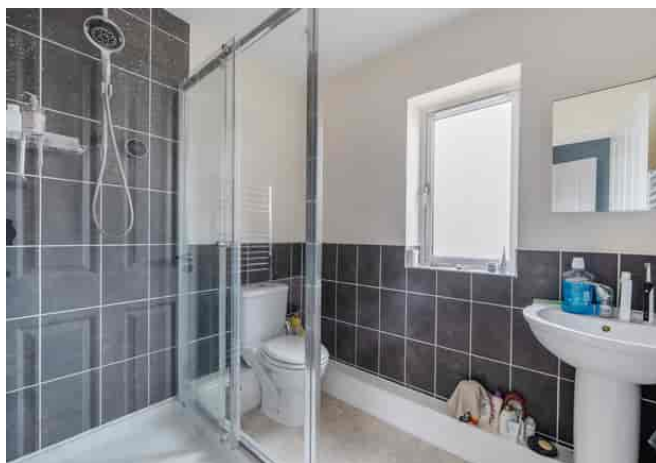
Leave Stroud via the A419 Cainscross Road and proceed straight over the roundabout towards Stonehouse on the Westward road. Pass the turning for Monkey Puzzle Close on the left and At the traffic lights turn left, into the Ebley Wharf development. Follow the road round to the right and the property can be found on the left, by the canal.

Property information

The property is leasehold with the remaining balance of a 99 year lease from 2013. Management Company: Remus Management Ltd. Service Charge for 2025: £2484.57 p.a. Ground Rent to the landlord, Stroudwater Redevelopment Partnership Ltd. £250.00 p.a. Gas heating, mains electricity, water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard & superfast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone).

Local Authority

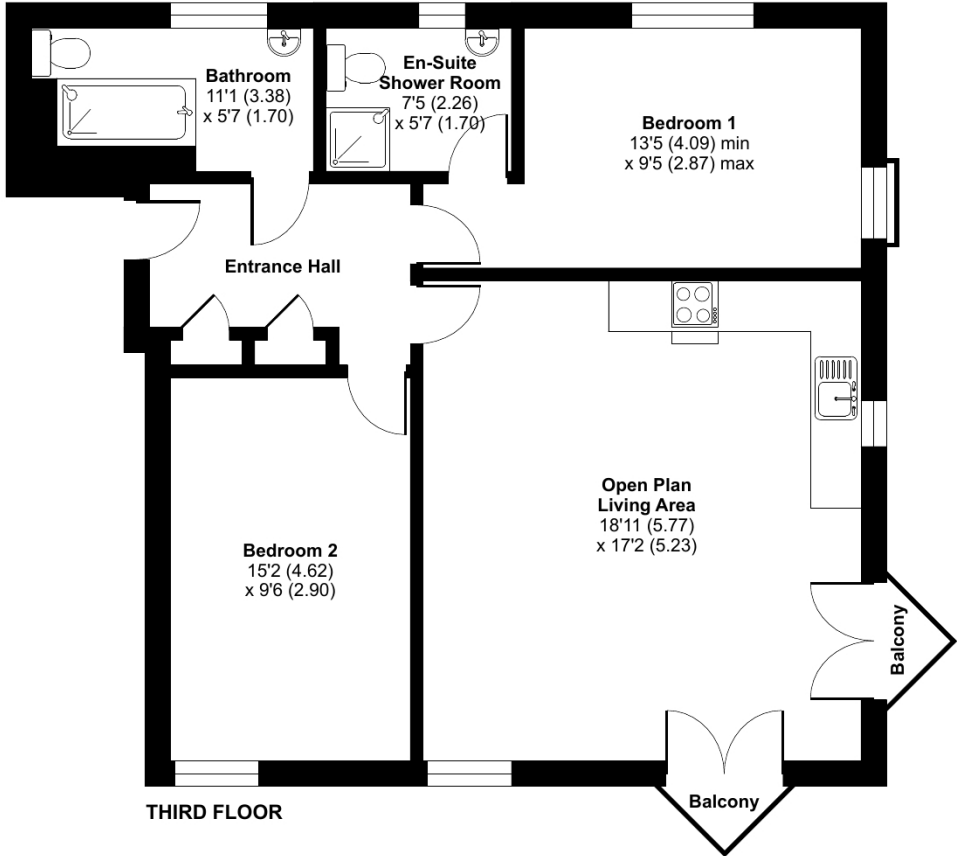
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Greenaways, Stroud, GL5

Approximate Area = 829 sq ft / 77 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Peter Joy Estate Agents. REF: 1225560

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
89+	A		
81-88	B	81	81
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Less energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.