



2 Weavers House, Wesley Court, Stroud, Gloucestershire, GL5 1DS  
Guide Price £80,000





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CHAIN FREE Weavers House is a very well positioned ground floor retirement apartment for the over 60's with residents parking, well kept communal gardens and excellent access to Stroud Town Centre and all its amenities, shops and transport links.

COMMUNAL ENTRANCE HALL, PRIVATE ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN, DOUBLE BEDROOM, WET ROOM, STORAGE CUPBOARD, ELECTRIC HEATING, DOUBLE GLAZING, COMUNAL PARKING & GARDENS. OFFERED TO THE MARKET CHAIN FREE.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)



### Description

The easily accessed ground floor accommodation comprises a communal entrance hall accessed via security door with an intercom entry system giving access to the well maintained communal hallway and entrance door to the flat. Inner hallway with storage cupboard, good size sitting/dining room, with French doors out to the communal gardens making it a lovely light room. Kitchen with a fitted kitchen units. A double bedroom, and a good sized wet room. Further benefits include night storage heating, double glazing, and residents parking. The development boasts a lounge to socialise in, as well as a laundry and guest facilities so friends and family can visit, there is also an on-site warden daily Monday to Friday.

### Outside

The property offers well-tended communal gardens which are mainly laid to lawn with a lovely range of plants, shrubs and mature plants. There is residents parking on a first come first served basis.

### Location

Stroud town benefits from a variety of local independent shops and stores, art galleries, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise. There are some lovely green spaces including a park in the centre of town and Daisy Bank just up close by Horns Road. The wider area has a wide range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmers market and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving.

### Directions

From Stroud centre take the A419 London Road and turn left into Field Road towards the hospital. Pass the hospital and continue over the crossroads into Hollow Lane and drive up to top. Turn left at the junction and then the second left into Acre Street. The turning for Wesley Court can be found on the right hand side.

### Property Information

The property is leasehold with the remaining balance of a 99 year lease from 1989. Management fee £3,175 per annum, ground rent is £206 per annum. There is 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 and superfast 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



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Approximate Gross Internal Area = 39.7 sq m / 427 sq ft

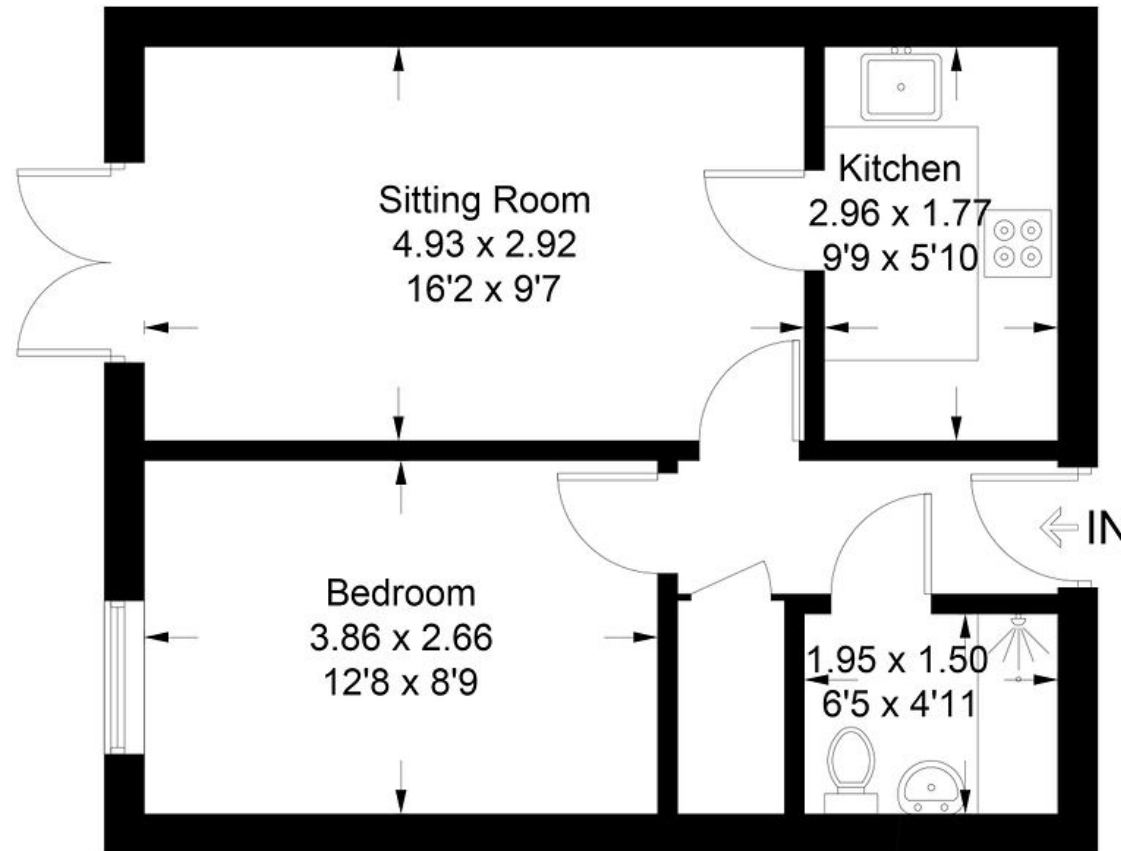


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1262489)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (27-38)		
G (1-26)		
Not 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.