



Top Floor Flat, 24 Lansdown, Stroud, Gloucestershire, GL5 1BG
Offers Over £190,000

PETER JOY
Sales & Lettings



Top Floor Flat, 24 Lansdown, Stroud, Gloucestershire, GL5 1BG

A delightful two bedroom second floor apartment, with accommodation arranged over two floors, located in Stroud town centre on popular Lansdown, with views to the rear across to the park, allocated parking and offered to the market chain free.

COMMUNAL ENTRANCE HALL & STAIRS, ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, EAVES STORAGE, BATHROOM, VIEWS, ALLOCATED PARKING & CHAIN FREE



Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

Situated on one of the most popular roads in Stroud, this delightful second floor apartment has spacious light accommodation arranged over two floors and is offered to the market chain free. The communal entrance hall and stairs lead up to your own front door and into a large entrance hall with good understairs storage cupboard. The sitting/dining room has a large bay window to the front, period cast iron fireplace and is open through to the kitchen which has built in oven, gas hob and under counter fridge. Bedroom two with views across to the park, and the bathroom are also on this floor. Stairs lead up to the main bedroom, with four Velux windows and plenty of eaves storage. The apartment also has gas central heating and is offered to the market chain free.

Outside

The property is approached through a small front courtyard with communal front door leading to three flats. To the rear there is one allocated parking space in the gravelled parking area. It is also possible to purchase a parking permit from Stroud District Council to park on Lansdown itself, currently this costs £60 P.A. for the first permit.

Location

Having such a central location, you are just a 6 minute walk to the train station and a 15 minute walk to three supermarkets. Stroud town offers an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise at. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre 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 distance.

Directions

From Stroud take the B4070 Slad Road towards Slad. Turn right into "Lansdown" opposite "The Fountain" pub. After the traffic calming turn right again into "Lansdown" and the property can be found on the right-hand side.

Services

The property is leasehold with the remaining balance of a 999 year lease from 2006. Each owner of the four flats owns an equal share of the freehold. There is a maintenance fund to be paid into costing £60.00 pcm. Gas heating, mains electricity, water and drainage. The council tax band is A. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard, superfast and ultra fast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

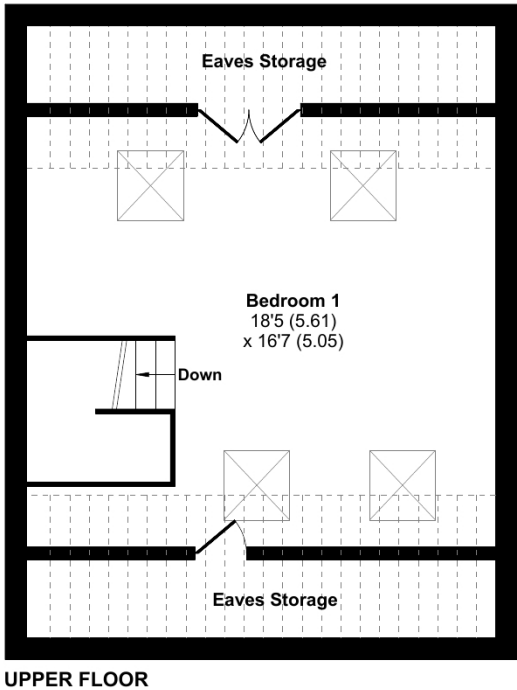
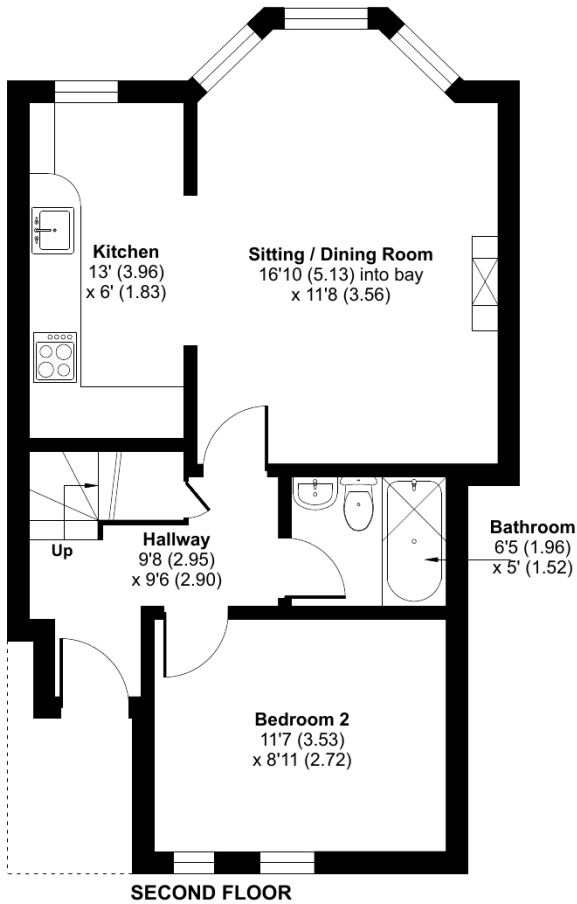
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Lansdown, Stroud, GL5

Approximate Area = 715 sq ft / 66.4 sq m
 Limited Use Area(s) = 200 sq ft / 18.5 sq m
 Total = 915 sq ft / 84.9 sq m

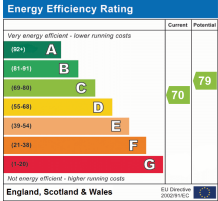
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1174983



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.