



41 Spinners House, Wesley Court, Stroud, Gloucestershire, GL5 1DS
Guide Price £95,000



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CHAIN FREE Spinners House is a very well positioned first 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.

INTERCOM ENTRY SYSTEM, WELL TENDED COMMUNAL HALLWAY AND STAIRWAY TO FIRST FLOOR, INNER HALLWAY WITH STORAGE AND AIRING CUPBOARD, SITTING/DINING ROOM, KITCHEN WITH A FITTED KITCHEN, GOOD SIZE DOUBLE BEDROOM, SHOWER ROOM, NIGHT STORAGE HEATERS, RESIDENTS PARKING, WELL TENDED COMMUNAL GARDENS.



Viewing by appointment only

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

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Description

The accommodation comprises a communal entrance hall accessed via steps with an intercom entry system giving access to the well maintained communal hallway and entrance door to the flat, inner hallway with storage and airing cupboard, good size sitting/dining room, which benefits from the sun all day making it a lovely light room. Kitchen with a fitted kitchen units and should a purchase want them, white goods can be included. A double bedroom with built in storage, and a recently updated shower room, with large walk in shower cubicle. Further benefits include night storage heating, stair lift for communal indoor stairs, 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 has a wide range of shops and amenities, community and primary schooling, 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 (18 miles) and Swindon (25 miles) are all within comfortable driving distance.

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.

SERVICES

The property is leasehold with the remaining balance of a 99 year lease from 1989. Management fee £3,138 per annum, ground rent is £193 per annum. There is 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 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



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.

Energy Efficiency Rating	
Current	Potential
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73	75
England, Scotland & Wales	
The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient).	
A	100-120 kWh/m ² /year
B	81-100 kWh/m ² /year
C	61-80 kWh/m ² /year
D	41-60 kWh/m ² /year
E	21-40 kWh/m ² /year
F	11-20 kWh/m ² /year
G	1-10 kWh/m ² /year

