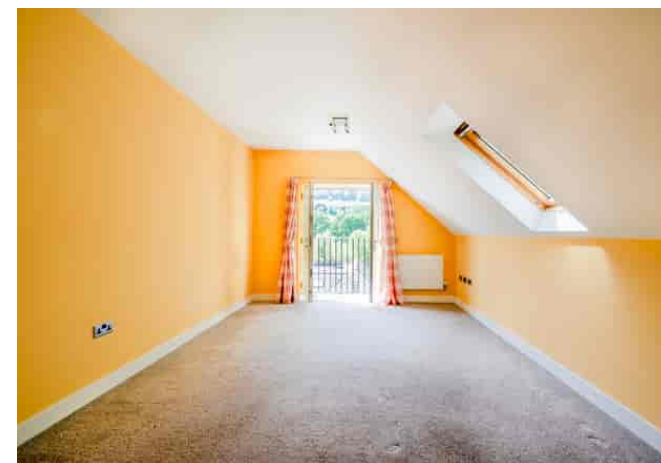
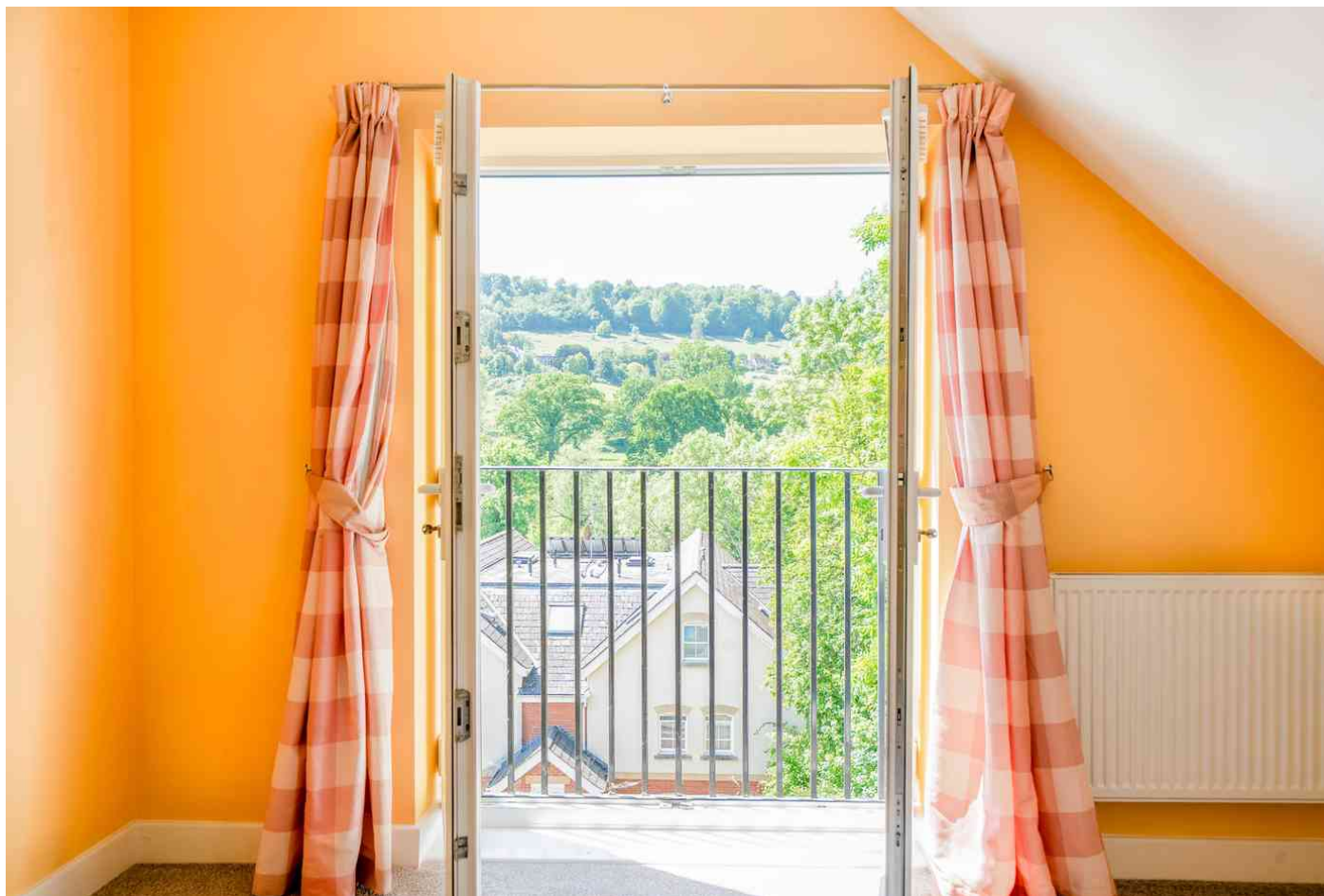




Flat 10 Wilmlinton Terrace, London Road, Stroud, Gloucestershire, GL5 2BZ
£174,950

PETER JOY
Sales & Lettings



Flat 10 Wilminton Terrace, London Road, Stroud, Gloucestershire, GL5 2BZ

CHAIN FREE - A top floor apartment in a purpose built building on the edge of Stroud with two bedrooms, two bathrooms, a 23' living space with Juliet balcony, parking and lovely outlook to countryside at the rear.

COMMUNAL ENTRANCE HALL WITH DOOR ENTRY SYSTEM, ENTRANCE HALL, 23' SITTING/DINING ROOM WITH JULIET BALCONY, KITCHEN WITH INTEGRATED APPLIANCES, TWO BEDROOMS, TWO BATHROOMS, ALLOCATED PARKING AND USE OF BIKE STORE



Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

Flat 10 Wilmington Terrace is a spacious apartment in a purpose built property on the edge of Stroud. This location is within level walking distance (c.500 yards) of the shops, amenities and train station of the town, with good views and canal side walks at the rear. The building was constructed in 2009 using traditional methods from brick, block and render. No. 10 is situated on the top floor of the building, so there is no one living above you and there is a super view from the Juliet balcony in the sitting/dining room.

The accommodation is arranged over one floor and comprises entrance hall, 23' sitting/dining room with Juliet balcony, kitchen with integrated appliances, principal bedroom with en suite bathroom, second bedroom and bathroom. The property is available with no onward chain, so call today to book to view.

Outside

The property is approached via a communal entrance hall with a door entry system. You can also enter the building at the rear, so it's possible to park at the rear and access the property without walking around to the front of the building. A central staircase then leads up to the flat. The property benefits from allocated parking for one vehicle and use of the bike store.

Location

Stroud has a great sense of community and benefits from a couple of locally-ran pubs, convenience stores, Daisy Bank, the hospital, a primary school and a car garage. Stroud town itself enjoys 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 at, as well as the award-winning weekly Farmers' market. The wider area has a wide range of shops and amenities, including supermarkets, 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.

Directions

Leave Stroud centre on the A419/London Road. Pass Waitrose on your right, and take the first exit at the roundabout. Take the next right hand turn into Arundel Mill Lane. Take the next turning on the right. Wilmington Terrace is on the right, and the parking space on the left, at the end.

Property information

The property is leasehold, lease length 125 years from 2008. Currently the service Charge is £1,878.92 per annum and the ground Rent: £250 per annum, both paid half yearly. The management Company is Y&Y Management, London. Mains electricity, gas, water and drainage are connected. 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 superfast, and you are likely to have mobile voice and data service from all main providers, although service may be limited inside the house.

Local Authority

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



10 Wilminton Terrace, GL5 2BZ

Approximate Gross Internal Area = 64.1 sq m / 690 sq ft

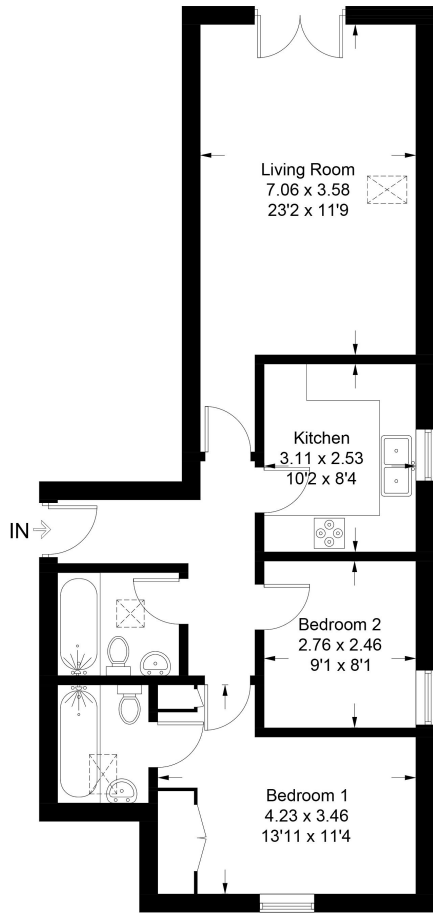


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1203115)

| Energy Efficiency Rating | | |
|---------------------------------------------|----|-------------------------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (27-38) F | | |
| (1-26) G | | |
| 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.