



44 Greenaways, Ebley, Stroud, Gloucestershire, GL5 4UQ
Guide Price £220,000

PETER JOY
Sales & Lettings



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A light, airy, canal-side second floor apartment, in a great position within this popular waterside development at Ebley with two double bedrooms, the master having an en-suite shower room, a large open plan living space with Juliet balcony overlooking the canal and offered to the market with no onward chain.

COMMUNAL ENTRANCE HALL, PRIVATE ENTRANCE HALL, TWO STORAGE CUPBOARDS, OPEN PLAN LIVING, KITCHEN, DINING ROOM, TWO DOUBLE BEDROOMS, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, FURTHER BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, VIEWS, PARKING & OFFERED TO THE MARKET CHAIN FREE.

Viewing by appointment only

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

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Description

A well presented second floor 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 southerly views to Selsley and surrounding countryside. This popular canal side development was built in 2013, with well presented accommodation arranged over one floor. The communal entrance hall on the ground floor with stairs leading up to the next three floors. On the second floor is a cupboard for additional storage, the management company have given permission for bikes to be stored here. The apartment is light and spacious, and comprises an entrance hall with door entry system and two storage cupboards, open plan living space with kitchen area, plenty of space to cook, eat and relax, and glazed double doors to the Juliet balcony that takes in the super view across to Selsley Common. There are two double bedrooms and both a shower room (which is en suite to the larger bedroom) and a bathroom with shower over bath. The property is well kept, and offered to the market with no onward chain.

Outside

The property benefits from an allocated parking space to the front of the building close to the front doors. Ebley Wharf is a lovely bustling area with easy canal side walks to open park areas and a small children's garden. There are communal bin stores for the apartments and plans to build bike stores.

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.

Services

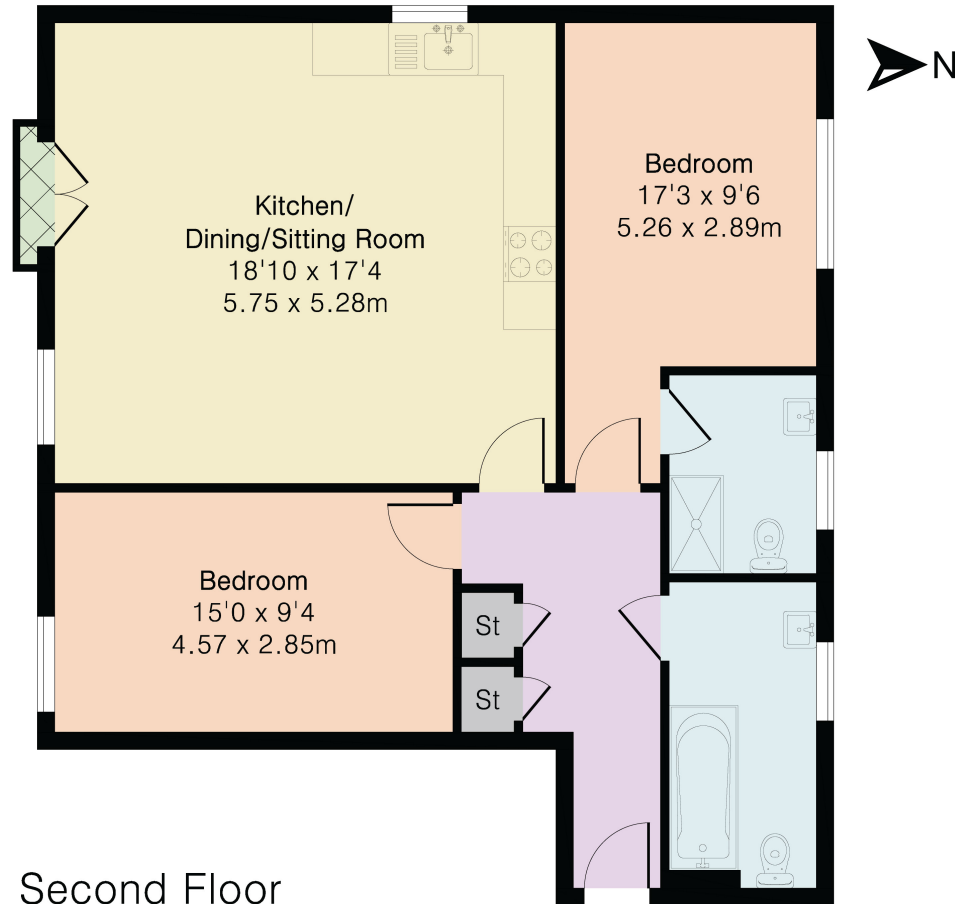
The property is leasehold with the remaining balance of a 125 year lease from 2013. Management Company: Remus Management Ltd. Service Charge for 2025: £2,065 p.a. Ground Rent to the landlord, Stroudwater Redevelopment Partnership Ltd. £250.00 p.a. Gas heating, mains electricity, water and drainage. The gas boiler was replaced in March 2023. 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



Approximate Gross Internal Area 819 sq ft - 76 sq m



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	Current	Potential
	83	83

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.