



24 Orchard Court, Stonehouse, Gloucestershire, GL10 2QP  
£179,950

**PETER JOY**  
Sales & Lettings





## 24 Orchard Court, Stonehouse, Gloucestershire, GL10 2QP

Chain Free - a well kept first floor apartment in this popular retirement complex in a quiet road in Stonehouse centre with two bedrooms, a 17' sitting/dining room with Juliet balcony, kitchen and shower room with contemporary fittings, allocated parking and level communal gardens (Draft details)

COMMUNAL HALL, ENTRANCE HALL, 17' SITTING/DINING ROOM WITH JULIET BALCONY, TWO BEDROOMS, KITCHEN AND SHOWER ROOM WITH MODERN FITTINGS, LEVEL COMMUNAL GARDENS AND ALLOCATED PARKING.

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

This well-proportioned two-bedroom apartment is ideally situated in the heart of Stonehouse, offering easy access to local shops and amenities. Available with no onward chain, the property is exclusively for buyers aged 60 and over, making it an excellent choice for those seeking a comfortable and convenient home in a friendly community.

The apartment is located on the first floor and accessed via a communal entrance, and an easy staircase with a stair lift. The living space comprises an entrance hall with door entry system, a bright and airy 17' sitting/dining room with Juliet balcony, re fitted kitchen with contemporary cabinets, two bedrooms and a modern re-fitted shower room. This is a great opportunity to secure a well-located home designed for independent living, with no onward chain. Viewing highly recommended.

### Outside

Surrounding the building are well-maintained, level communal gardens that provide a pleasant and peaceful setting for residents to enjoy. Directly in front of the property, a designated visitor parking area offers convenient access for guests, with two allocated spaces for No. 24. The development also benefits from an on-site communal bin store and a dedicated drying area.



### Location

Stonehouse has a thriving high street with numerous facilities including a train station with inter city services travelling to London (Paddington), a dentist, doctor's surgery and various shops, pubs and eateries. Stroud town benefits from 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 as well as. 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. Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

### Directions

From Stroud, Leave via A419 Ebley Road following the signs for Stonehouse. Turn off the Horsetrough roundabout into Bath Road, towards the town centre, and drive on. Continue to the Co-op and take the immediate left hand turning onto Laburnum Walk and take the next turning on the right hand side onto Orchard Court and the allocated parking space is on the right after the first block on your left.

### Property information

The property is leasehold, with the balance of a 999 year lease from 1990. Mains electric, water and drainage. There is a service charge of £120 per month which is inclusive of buildings insurance, cleaning and maintenance of common areas and garden maintenance. There is no ground rent collected for the property. No pets are allowed at the property. 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 superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house.

### Local Authority

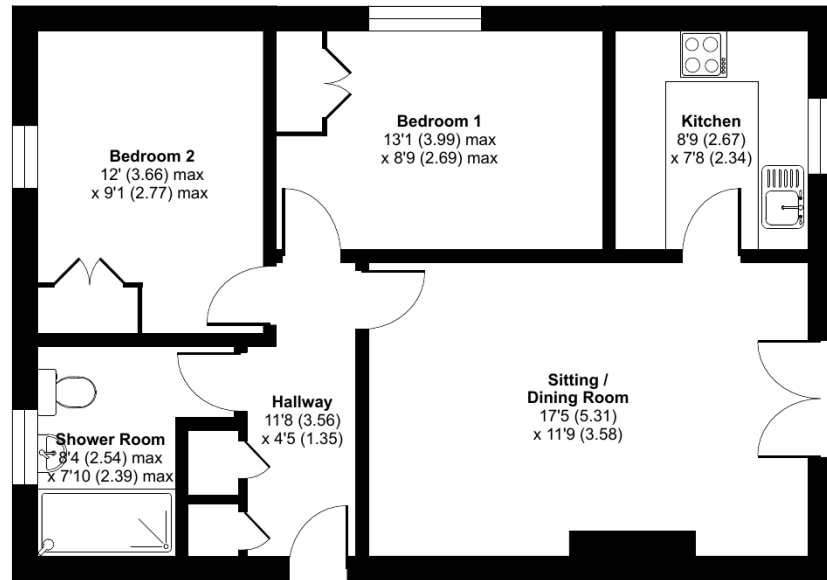
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



## Orchard Court, Stonehouse, GL10

Approximate Area = 638 sq ft / 59.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Peter Joy Estate Agents. REF: 1239848

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.