



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Stroudwater Court, Cainscross Road, GL5 4ET | £335,000

Call us today on 01453 764912



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**HUNTERS**

Hunters Estate Agents are delighted to be offering this ground floor retirement flat located in popular Stroudwater Court retirement development. Overlooking the Stroudwater canal and Stroud centre being a short walk away, this two bedroom flat on the ground floor is excellent for anyone looking for that retirement life.

### **STROUDWATER COURT**

Stroudwater Court enjoys a prime location in the charming market town of Stroud, 'the Covent Garden of the Cotswolds'. This premium collection of age-exclusive (60 years and above) apartments is perfect for those seeking a relaxed yet active retirement in Gloucestershire. The Stroudwater Court complex features a selection of social areas, including the homeowners' lounge with views of the canal, and terrace garden that overlooks the lock. There is also a beautifully maintained outside area. Homeowners also benefit from a guest suite that's available for your friends and family (subject to availability - usually price at £25 a night) and a communal laundry room. Stroudwater Court has outstanding security features, such as a camera entry system and 24-hour emergency calls. There is also lift and wheelchair access throughout the development. It is a condition of purchase that residents must meet the age requirement of 60 years or over (55 years or over for subsequent residents).

### **DIRECTIONS**

The property is located on the Cainscross Road just before reaching Sainsbury's Homebase on the left.

### **ENTRANCE HALL**

Storage cupboard housing hot water tank and electric underfloor heating.

### **LIVING/DINING ROOM**

*7.60m (24' 11") x 3.52m (11' 7")*

UPVC double glazed door & windows to balcony, electric underfloor heating, TV point and phone point.

### **KITCHEN**

*2.69m (8' 10") x 2.20m (7' 3")*

Good range of wall, floor & draw kitchen units, roll-top work surfaces, stainless steel sink with mixer tap, built-in oven, hob, dishwasher, fridge & freezer, tiled floor, electric underfloor heating and a UPVC double glazed window.

### **BEDROOM ONE**

*5.66m (18' 7") x 3.02m (9' 11")*

Maximum dimensions overall. UPVC double glazed window, underfloor heating, built-in mirrored wardrobes and a phone point.

### **EN-SUITE**

*2.17m (7' 1") x 2.04m (6' 8")*

Low level WC, vanity sink with mixer taps, walk-in shower with shower of mains, splash back tiling, tiled flooring, chrome effect heated towel rail and a extractor fan.

### **BEDROOM TWO**

*4.46m (14' 8") x 2.86m (9' 5")*

UPVC double glazed window, underfloor heating and a TV point.

### **BATHROOM**

*2.14m (7' 0") x 1.44m (4' 9")*

Low level WC, vanity sink with mixer taps, shower cubicle with shower of mains, tiled floor, splash back tiling, extractor fan, electric underfloor heating and a chrome effect heated towel rail.

### **BALCONY**

Large decked balcony looking over the canal. Decked with plenty of space for table & chairs and potted planting.

### **COMMUNAL GARDENS & VIEW OF CANAL**

There are maintained communal grounds which incorporate a terrace with views directly over the canal, with a block paved pathway which leads to a paved area to the far end passing grassed areas and shrub beds along the way.

### **PARKING PERMITS**

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### **SERVICE CHARGE**

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas

- Contingency fund including internal and external redecoration of communal areas

- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

The ground rent is £450 per annum.

### **LEASEHOLD INFORMATION**

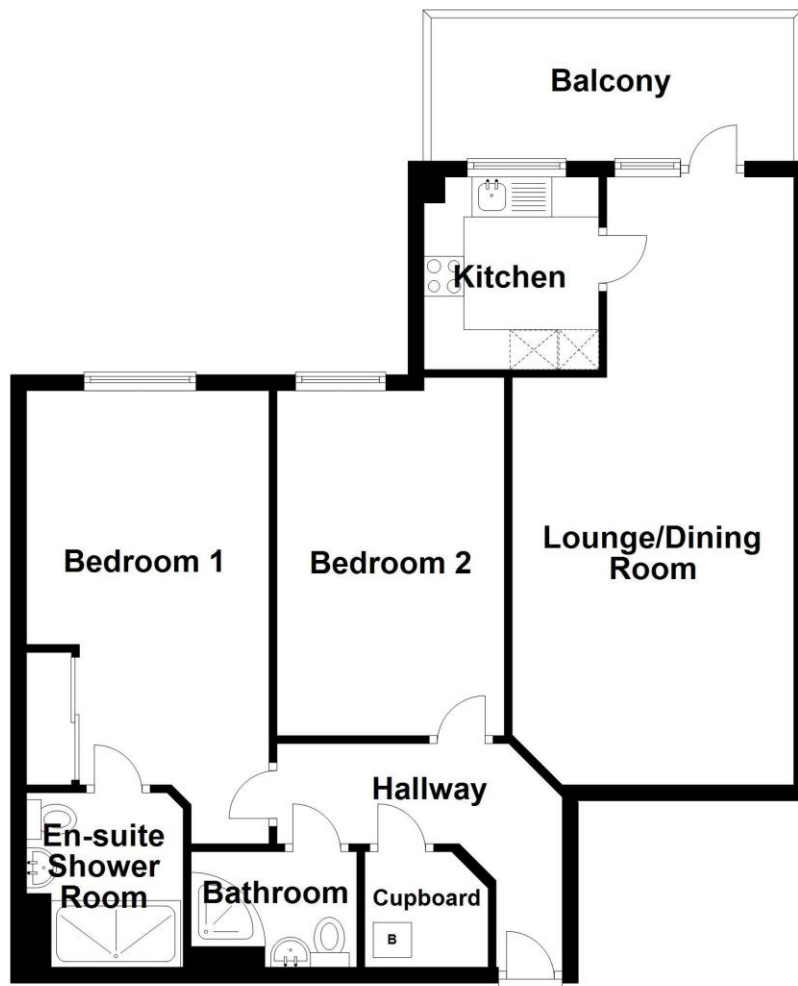
The property is leasehold and has an 125 year lease from 2015.

### **FACEBOOK**

Like & share our Facebook page to see our new properties, useful tips and advice on selling/purchasing your home, Visit @HuntersEstateAgentsStroud.

## Ground Floor

Approx. 75.9 sq. metres (816.5 sq. feet)



Total area: approx. 75.9 sq. metres (816.5 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only.  
All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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