

Flat 12, Orchard Court, Stonehouse,
GL10 2QP

Asking price

£145,000



WELL PRESENTED FIRST FLOOR APARTMENT FOR THE OVER 60'S - NO ONWARD CHAIN - SITUATED IN PLEASANT RETIREMENT COMPLEX WITH WELL KEPT BORDERING GARDENS - 100 M LEVEL WALK TO LOCAL SHOP AND HIGH STREET - 999 YEAR LEASE (COMMENCED 1992) - COMMUNAL ENTRANCE HALLWAY - PRIVATE FRONT DOOR - ENTRANCE HALLWAY WITH STORAGE - LIVING ROOM - KITCHEN - SHOWER ROOM - TWO BEDROOMS - WELL KEPT COMMUNAL GARDENS - COMMUNAL BIN STORE - ALLOCATED PARKING FOR ONE PLUS VISITOR PARKING - ENERGY RATING D

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SITUATION

This retirement apartment for the over 60's is located in the sought after purpose built retirement complex of Orchard Court in Stonehouse. Stonehouse has a wide range of shopping facilities and the additional benefit of a main line railway station to London. The nearby town of Stroud provides all the major facilities associated with a regional centre including railway station with regular services to London/Paddington. Access to the M5 motorway is made easily via Junction 13 which is a short drive away.

DIRECTIONS

If travelling through Stonehouse in a northerly direction, follow the Bath Road into the High Street, passing the town council building on your left hand side. 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 left after the first block on your left. The visitor bays and Flat 12 is directly in front.

DESCRIPTION

The main feature of this retirement complex is its proximity to the high street which is just a short, level walk away, yet remaining in a tucked away position with bordering communal gardens and greenery to the side and rear. Before getting to the high street is also a good size co-op shop. The property is accessed via communal entrance hallway with stairs to the first floor. The private entrance door leads to inner hallway with storage cupboard, living room with juliet balcony and opening into kitchen. There are two bedrooms, one of which with a built in wardrobe, and shower room. Externally, there are well kept communal gardens, communal bin store/drying area, visitor parking bays and the allocated parking space for one.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

COMMUNAL ENTRANCE HALLWAY

With intercom system, stairs to first floor,

ENTRANCE HALLWAY

Access to loft space, intercom, storage cupboard and further airing cupboard with hot water cylinder, night storage heater.

LIVING/DINING ROOM 4.83m (max) x 3.49m (max) (15'10" (max) x 11'5" (max))

Double glazed french doors with juliet balcony over communal gardens, two night storage heaters, opening into:

KITCHEN 2.87m (max) x 1.75m (9'5" (max) x 5'9")

Fitted kitchen with base and all units, roll top laminate work surface over, one and half bowl stainless steel sink and drainer, electric oven, separate electric hob with extractor over, space and plumbing for washing machine and under counter slimline fridge, double glazed window to side.

BEDROOM ONE 3.46m (max) x 3.25m narrowing to 2.64m (11'4" (max) x 10'8" narrowing to 8'8")

Double built in wardrobe, double glazed window to rear and night storage heater.

BEDROOM TWO 3.46m x 2.03m (11'4" x 6'8")

Double glazed window to rear and night storage heater.

SHOWER ROOM

Shower cubicle with electric shower, low level wc, wash hand basin with pedestal and mixer tap, part tiled walls.

EXTERNALLY

The the rear, sides and front of the block are well kept communal gardens. Directly in front of the block is the visitors parking area, further leading to the front of the complex and prior to the exit on the right hand side is the allocated parking bay for one. One site there is also a communal bin store and drying area.

AGENTS NOTE

Tenure: Leasehold - 999 lease commenced in 1992 (981 years remaining).

There is a service charge of £195 per quarter (£65 per month).

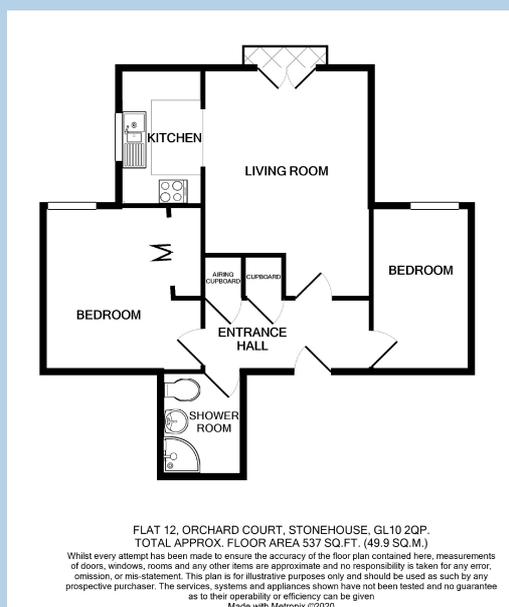
There is no ground rent collected for the property.

Energy rating: D

Council Tax Band: B (£1,522.54 payable).

VIEWING

By appointment with the owner's sole agents as over.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Net energy efficient - Lower energy costs	Current	Potential	Net environmental impact - Lower CO ₂ emissions	Current	Potential
79	65	79	49	65	65
A	B	A	B	C	B
B	C	B	C	D	C
C	D	C	D	E	D
D	E	D	E	F	E
E	F	E	F	G	F
F	G	F	G	G	G
G	G	G	G	G	G

England & Wales

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