

TG

SALES & LETTINGS



St Matthews Court, Church Road, Stroud Gloucestershire GL5 4LH

Guide Price £90,000

- 1 Bedroom Retirement Flat
- Upper Floor with Lift Available
- Lounge/Dining Room
- Kitchen
- Shower Room
- Allocated Parking Space
- Attractive Communal Gardens & Parkside Setting
- Residents' Lounge, Kitchen, Laundry Room & Guest Suites

The Property

TG Sales & Lettings are pleased to present this upper floor 1 bedroom flat within the retirement development of St Matthews Court. Boasting landscaped communal gardens, allocated parking and communal residents' facilities, this home is near a bus route and is well located for local amenities including a supermarket and café. The Stroudwater Canal is close by for a tranquil walk eastbound towards Stroud and Westbound towards Stonehouse, and next to the development is Victory Park and Bowling Club. For those seeking extra support, there is a 24-hour alarm system and scheme manager

No 31 enjoys an 'end of terrace' position on the upper floor, and the allocated parking space is set conveniently just below the flat. The complex is entered via main security gates and is configured in a horseshoe design, allowing most of the apartments to overlook the gardens. The front door is approached up a flight of external steps or lift if preferred. Upon entering the property, a cosy lounge/dining room welcomes you, with the glazed door and two sets of windows providing plenty of natural light, and space for a dining table. From here, doors lead to the kitchen and inner hallway. The kitchen offers a range of fitted wall and base units, an integral electric hob, extractor hood and 1 1/3 bowl stainless steel sink unit. There is space for an under-counter fridge and also a freezer. The hallway leads to a part-tiled shower room with frosted window to the side and comprises a WC, pedestal wash basin and tiled walk-in shower cubicle with a lowered electric shower and grab rails. At the end of the hallway can be found the bright bedroom, boasting a large built-in wardrobe with sliding mirrored doors, a window to the side and a built-in airing cupboard housing the hot water tank.

The property is warmed by electric storage heaters. Outside are well maintained communal gardens giving plenty of space to enjoy the outside.



Situation

Ebley lies in the valley of the River Frome, 1.5 miles west of the town of Stroud. Local amenities include a supermarket, chapel, canal-side cafe, park, and bowling club. The town of Stroud provides further shopping, pubs, schools, and other local amenities. There is a weekly, nationally acclaimed farmer's market. Stroud also has a railway station which connects directly to Paddington London, and there are good road links to Gloucester and Cheltenham, and the M4 and M5 motorways.

Directions:

SATNAV postcode GL5 4LH

AGENT'S NOTES: The annual service charge for 2024 is £3,831.76.

The ground rent is £100.00 per year.

The lease currently has 90 years remaining.

Prospective purchasers must be of pensionable age to qualify.

Tenure Leasehold: 125 Year Lease from 1989

Local Authority Stroud District Council

Services Electric, Mains Drainage and Water are all believed to be connected to the property.

Council tax band B





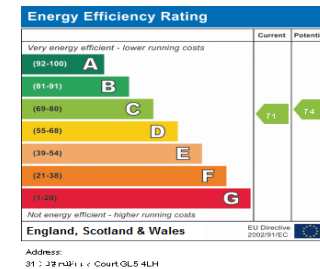
Approximate total area⁽¹⁾
39.63 m²
426.55 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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