



The Garden Flat, Bussage, Stroud, GL6 8BB
Guide Price £325,000



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A beautifully presented two-bedroom apartment, quietly tucked away in the heart of Old Bussage. Extending to over 1000 sq ft of well-proportioned accommodation arranged over two level, the property combines generous living space with a sense of privacy and seclusion. Further benefits include allocated off-road parking and good sized garden.

Entrance hallway, open plan kitchen/dining/sitting room measuring 24'9x 16'10, two bedrooms, family bathroom, spacious garden with lovely seating area, allocated parking, quiet setting, presented in good order.

Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk





Description

Situated in a peaceful setting, this two-bedroom apartment forms part of a charming period building, which was converted approximately five years ago to create four stylish apartments. The accommodation is thoughtfully arranged over two floors and benefits from allocated parking and its own private garden space.

Upon entering, a tiled entrance hallway leads through to the impressive open-plan kitchen/dining/sitting room. Measuring 24'9 x 16'10, this fantastic room provides a generous social space for both everyday living and entertaining. The newly fitted kitchen features a range of wall and base units, complemented by a combination of integrated and freestanding appliances. French doors from the sitting area open directly onto the garden, creating a seamless connection between the indoor and outdoor spaces. Stairs rise from the entrance hallway to the first floor, where there are two well-proportioned bedrooms. Bedroom one measures 14'6 x 10'9 and benefits from a large sash window overlooking the garden, while bedroom two measures 12'5 x 8'9. A modern family bathroom completes the first floor.

Outside

The apartment benefits from allocated parking for two cars, while the generous gardens are predominantly laid to lawn and provide an excellent outdoor space. A composite decking area creates the perfect setting for alfresco dining and entertaining.

Location

The property is located in Old Bussage. It, along with the neighbouring villages of Chalford, Brownhill and Eastcombe, enjoys a bustling village community, with established primary and secondary schools, three Cotswold pubs, GP surgery, pharmacy, a post office and shops in the area. 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 at. 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 centre and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

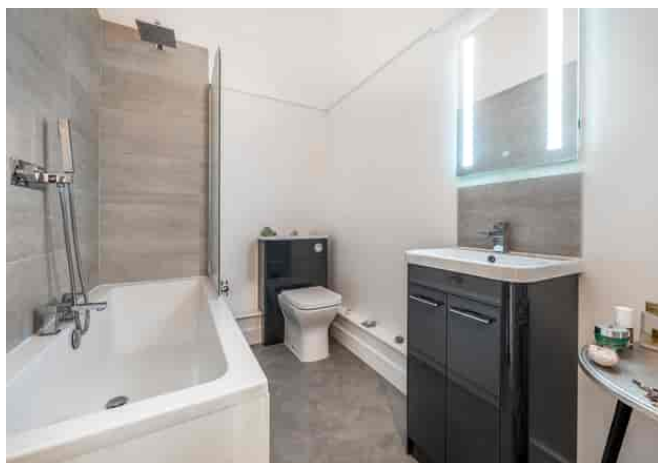
Leave Stroud via the A419 and proceed past Brimscombe Corner, turning left into Toadsmoor. Continue up to the top of the hill and turn right onto The Ridgeway. Take the first right into The Ridge. Continue along until you reach The Ram Pub. Park by The Ram Pub and a member of the team will meet you there and direct you to the property.

Property information

The property is leasehold with approximately 993 years remaining on the lease. The freehold is owned collectively by the residents, with all apartments holding an equal share of the freehold. The service charge is £118 per month, which covers the cost of buildings insurance, electricity for the basement and lighting for the driveway. Mains Gas, electricity, water and drainage are connected. The council tax band is C. 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 providers in this postcode.

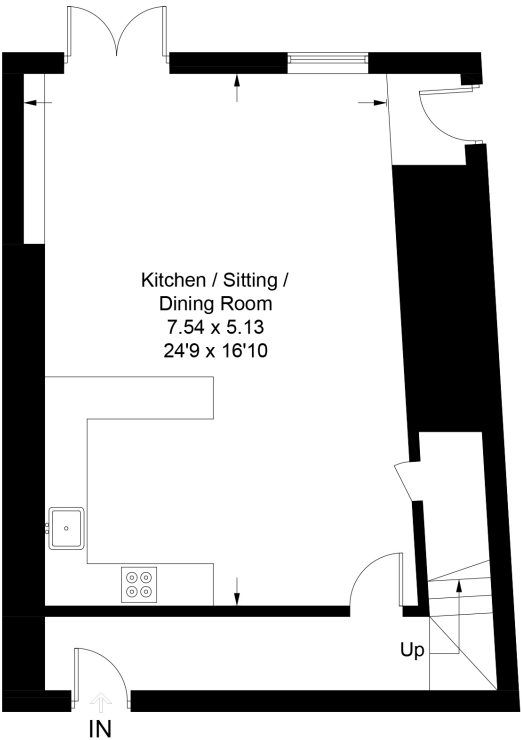
Local Authority

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

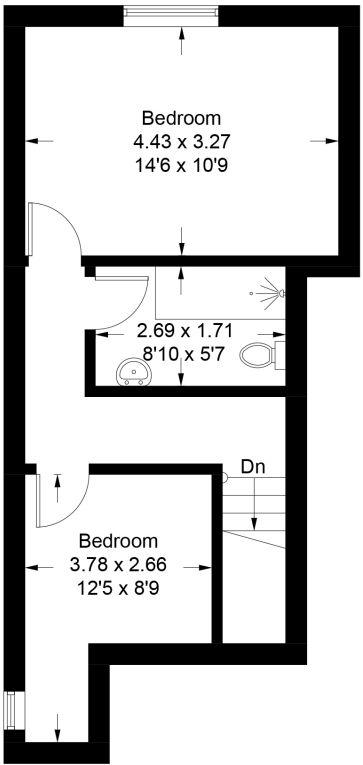


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Approximate Gross Internal Area = 93.1 sq m / 1002 sq ft



Ground Floor



Top Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1330599)

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(90+)	A	<div>Current78</div> <div>Potential78</div>
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(27-38)	F	
(1-26)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.