

Broadleaf Retirement Sales

37 St Matthews Court, Cainscross, Stroud, GL5 4LH

A two bedroom first floor duplex apartment



A general view of the apartments at St Matthews Court – No 37 being the apartment with the open velux window in the centre of this photograph.

***Summary of Accommodation* – Lounge, Bedroom 1, Bedroom 2/Dining Room, Kitchen, and Shower Room.**

***Features of the Property* – Double Glazing, electric storage heating, stair lift, views over central courtyard, allocated parking space behind security gates.**

***Facilities and Services at St Matthews Court* – A development of one and two bedroom apartments grouped around courtyard area and landscaped gardens. Security gated entrance. Scheme Manager on duty 9 – 5 Monday to Friday, with emergency alarm system. There are two guest suites, a residents lounge and laundry room.**

***Viewing* – For an appointment to view, please contact Mrs Julia Wickens on 01453 766460 or 01425 403767**

£89,995 Leasehold

Lease Term 125 years from January 1989

No. 37 St Matthews Court, Church Road, Cainscross, Stroud, Gloucestershire, GL5 4LH

A two bedroom first floor apartment.

ACCOMMODATION IS AS FOLLOWS :-

Entrance door opens into :

ENTRANCE HALL 5'5" x 3'3" – Electric storage heater, staircase to first floor with stair lift.

LOUNGE 13' x 11'6" – Double glazed window to front, electric storage heater, Corniced ceiling, wall light points, T.V. points, telephone point. Understairs cupboard with power point. Telephone link to entrance gates

KITCHEN 7'4" x 6'1" – part tiling to walls, one and half bowl inset sink unit with waste disposal and single drainer. Range of base and wall units with laminate worktop. Plumbing for washing machine. Extractor fan, cooker hood and cooker point.

**BEDROOM 2/
DINING ROOM** 14' 6" x 9' 3" – Double glazed window to rear, electric storage heater, T.V. point, telephone point and airing cupboard.

SHOWER ROOM 7'3" x 5'1" – Double shower cubicle with Mira Shower, hand basin, vanity unit and low level WC. Heated towel rail and extractor fan.

FIRST FLOOR

LANDING Walk in storage cupboard.

BEDROOM 1 17'8 x 11'7" – Dual aspect skylights, built in cupboards, electric storage heater, telephone point and access to loft. Ceiling Fan

OUTSIDE Secluded communal gardens. Allocated Parking Space.

DIRECTIONS Take A419 Stonehouse/M5 Road from Stroud. At Cainscross roundabout take the second exit and bear left through the traffic lights for Ebley. Turn right just past the Car Wash into Church Road and then turn first left. St Matthews Court will be seen on the left hand side before you reach the public car park and Victory Park.

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Kitchen



Lounge



Bedroom 1