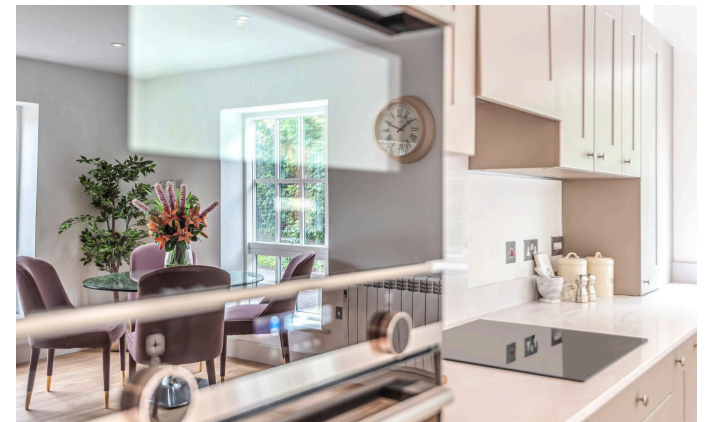


Lewiston Mill, Toadsmoor Road, Brimscombe, Stroud, Gloucestershire, GL5 2TE



Sought after location • Close to amenities • Underground parking • Lift access electric vehicle charge point • Views • Contemporary style • EPC B

Lewiston Mill,

Toadsmoor Road, Brimscombe, Stroud, Gloucestershire, GL5 2TE

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

Modern Upper Floor Apartment in the heart of the town, offering a perfect blend of convenience and sophistication.

This charming two bedroom property boasts a bright and clean interior, ideal for contemporary living. Well-maintained and secure, this apartment is perfect for those seeking a modern lifestyle.

The property features off-street parking, providing added convenience for residents. Situated in a prime location, this apartment offers easy access to local amenities and transport links, making it an ideal choice for professionals or small families looking for a stylish urban retreat.

Don't miss out on the opportunity to make this modern and well-appointed apartment your new home.

Contact us today to arrange a viewing.

Please note: the property is tenanted until April 2025.

Amenities

Brimscombe is a popular area a couple of miles east of Stroud. The historic building of the former Brimscombe Port is nearby, with a well regarded primary school within walking distance. Canalside walks are on the doorstep and amenities available at nearby Brimscombe Corner include a post office and general store. Stroud town offers a wider range of shops, amenities and a train station with direct London (Paddington) service. Nailsworth two miles, Cirencester (11 miles), Cheltenham (14 miles) and Swindon (26 miles) are all within comfortable driving distance.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

Directions

From our office in Nailsworth take the third exit from the roundabout onto George Street continuing up The W and follow the road to the junction with Cirencester Road at Tom Long's Post. Turn left then first right onto Brimscombe Hill, following down to the bottom of the hill to the junction with the London Road (A419). Turn right onto the London Road then after a short drive you will see a turning on your left signposted Eastcombe and Bussage. Turn left here onto Toadsmoor Road and Lewiston Mill is on the left hand side at the junction with Knapp Lane.

What 3 Words: [///judges.galloping.goats](https://www.what3words.com/#!/judges.galloping.goats)

Services & Tenure

The tenure is Leasehold, 999 years commencing on and including 1 January 2019.

Vendor will own a Share of the Freehold.

Service/maintenance charge: £1385.80 per annum

Local Authority

Stroud District Council

Council Tax Band: B

Our reference

STRVAL/SM/RN/04102024

We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

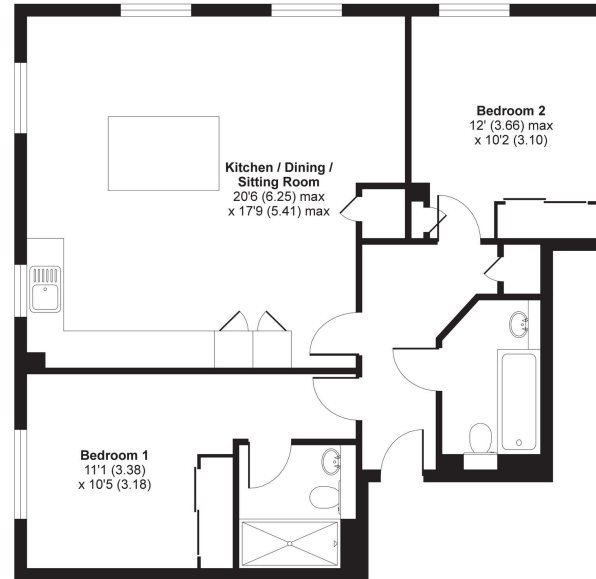
T: 01453 836736

E: stroudvalleys@perrybishop.co.uk









FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

