

## The Kitesnest, Bath Road, Stroud, Gloucestershire GL5 3TA



Ground floor apartment • One bedroom • Open plan living area • Well presented • Views • Parking and communal gardens • Close to amenities • Sought-after location • EPC C



# The Kitesnest,

Bath Road, Stroud, Gloucestershire GL5 3TA

## Key Features



1  
Bedroom



1  
Bathroom



1  
Reception

## About the property

Welcome to this modern ground floor apartment located in a sought-after neighbourhood. This property boasts one spacious bedroom, offering comfort and convenience for its residents. With its bright and airy feel, this home provides a homely atmosphere perfect for unwinding after a long day. The apartment is well-maintained and secure, ensuring peace of mind for all occupants.

Situated within easy reach of local amenities, this property also features communal gardens and off-street parking, adding to the overall convenience and appeal of the residence.

Whether you are a first-time buyer, downsizing, or looking for an investment opportunity, this accessible and affordable apartment ticks all the boxes. Don't miss out on the chance to make this modern and comfortable property your new home. Contact us today for a viewing!

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Amenities

The meeting point of five valleys, the historic town of Stroud is a well-known centre for arts and crafts as well as its weekly Farmers Market; recently voted the best in the country. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park.

Stroud has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. Stroud has good transport links with London Paddington by train and Bath and Bristol by car.

## Directions

From our office in Nailsworth, follow the A46 towards Stroud for approximately three miles. The property can be found on the junction where Bath Road meets Dudbridge Road. The property can be located easily as it is situated opposite the Aldi supermarket. The allocated parking is to the rear of the building in one of the designated spaces.







What3Words: //triangle.skipped.insisting

#### Services & Tenure

The tenure is Leasehold, 999 years from 1 January 2020. The service charge is £935.28 per annum.

#### Local Authority

Stroud District Council

Council Tax Band A

#### Our reference

STRVAL/SM/KF/09062025

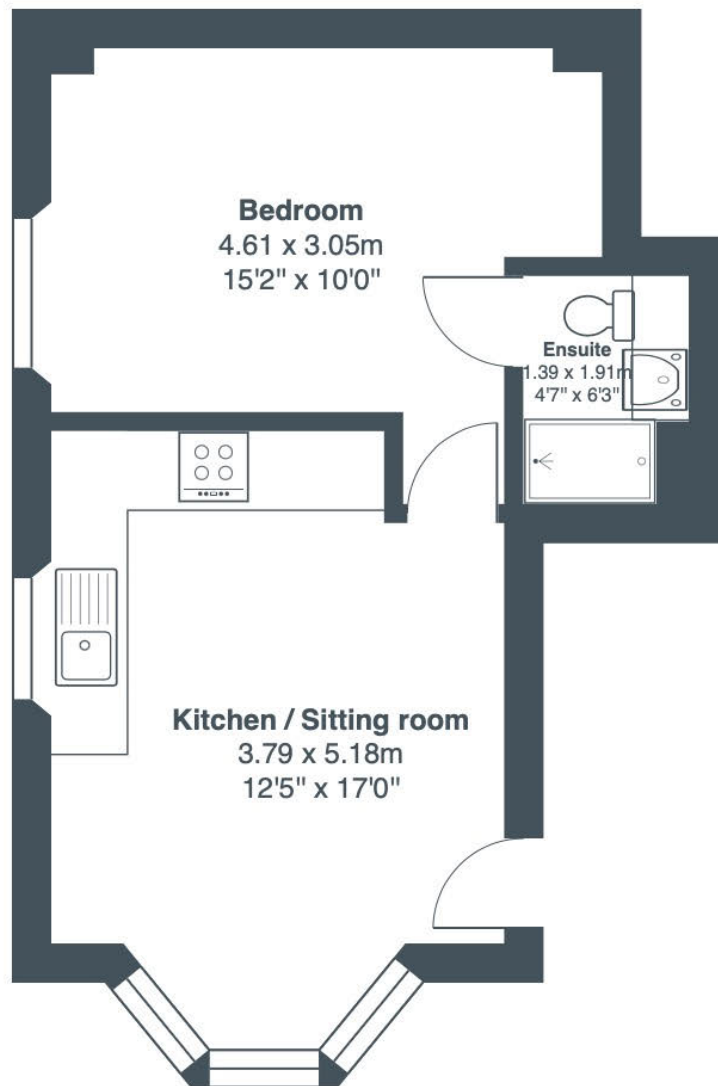
#### We'd love to hear from you

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T: 01453 836736

E: [stroudvalleys@perrybishop.co.uk](mailto:stroudvalleys@perrybishop.co.uk)





**Total Area: 34.2 m<sup>2</sup> ... 368 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

**PerryBishop**

PROPERTY MADE PERSONAL

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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.

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