



33 Maple Tree Court Old Market, Nailsworth, Gloucestershire, GL6 0AF
£190,000

PETER JOY
Sales & Lettings



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Offered CHAIN FREE - a large one bedroom apartment located on the top floor of this popular over 60's retirement complex in the heart of the bustling town of Nailsworth with views and large amounts of storage

COMMUNAL GATED ENTRANCE, ENTRANCE HALL, 20' SITTING/DINING ROOM, KITCHEN, DOUBLE BEDROOM, BATHROOM, LARGE WALK-IN CUPBOARD AND TWO FURTHER STORAGE AND AIRING CUPBOARDS

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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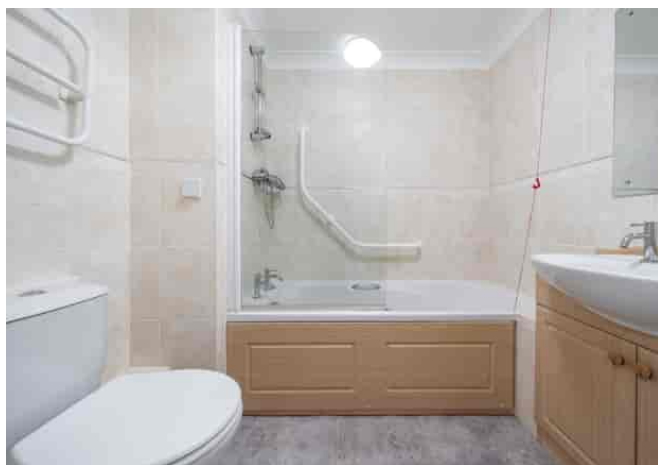


Description

A rare opportunity to buy a large top floor flat in the popular Maple Tree Court development, full of light and with lovely views towards Hollies Hill and Watledge.

This well presented one bed apartment is located at the rear and side of the complex and has an entrance hall, a large sitting/dining room, separate kitchen, a large double bedroom with mirrored wardrobe and a bathroom with a bath and shower over it. One particular feature of this apartment is the fantastic amount of storage it offers, with a 14' walk in cupboard, plus two other large cupboards leading off the entrance hall. The heart of the apartment is the large 'loft style' sitting/dining room, which is a lovely light room with lovely views over the town towards the 'W'. Top floor apartments at Maple Tree Court rarely become available and this particular one is in great order, having been recarpeted and redecorated by the owners. The electric heaters in the apartment have also been replaced, as well as the fridge, taps, toilet, wardrobe doors and the electrical consumer unit.

Further benefits include an emergency call system, a residents' lounge with kitchen area offering tea and coffee facilities, providing a meeting place for residents to socialise. There is also a laundry room with a range of washing machines and separate dryers which are raised for loading and unloading and a guest suite which is very handy if residents need to accommodate friends or family. There is also a lift to all floors for easy access, an on-site development manager and a 24-hour emergency call system.



Outside

The complex is gated with security access.

Location

Nailsworth has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, The Yellow Lighted Bookshop, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. Bus services connect with Stroud, some four miles away, where there is a more comprehensive selection of shopping and leisure facilities. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

Directions

From our Nailsworth office turn left at the roundabout into Springhill and take the first left into Old Market where Maple Tree Court can be found on the right hand side.

Property information

The property is leasehold with 125 years starting from February 2008. The current annual maintenance charges are £4122.30 per annum including ground rent. Electric heating, mains water and drainage. The council tax band is A. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you are likely to have service from EE, Three and O2 although Vodafone service may be limited inside the property.

Local Authority

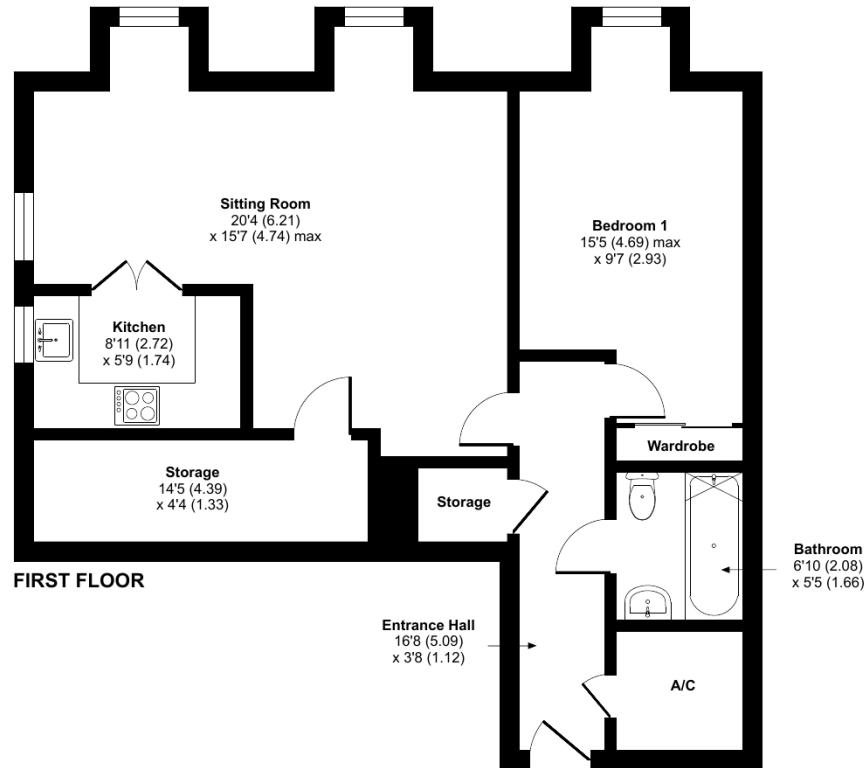
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Maple Tree Court, Old Market, Nailsworth, Stroud, GL6

Approximate Area = 705 sq ft / 65.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Peter Joy Estate Agents. REF: 1253712

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
89+	A		
81-88	B	83	83
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Less 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.