



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





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Offered CHAIN FREE - a beautifully presented one bedroom ground floor apartment with immediate access to a patio area, located within this popular over 60s retirement complex in the heart of the bustling town of Nailsworth

GATED COMMUNAL ACCESS, ENTRANCE HALL WITH ENTRY BUTTON, 17' SITTING ROOM WITH FRENCH DOORS TO PATIO AREA, KITCHEN, DOUBLE BEDROOM, AND SHOWER ROOM



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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### Description

1 Maple Tree Court is a well positioned ground floor apartment offering easy access to all amenities. This bright and airy apartment features French doors in the sitting room opening onto a patio area. The apartment is presented in excellent condition throughout and is ready for immediate occupation.

Located at the front of the complex, the apartment has a welcoming entrance hall with doors leading off to all rooms. The spacious 17' sitting/dining room has French doors leading to the outside patio, which provides an enjoyable outdoor space. The kitchen is well equipped with an electric cooker, hob, built in fridge, and freezer. The double bedroom, located at the front of the apartment, enjoys views of St. George's Church and includes a built in mirrored double wardrobe. The modern shower room completes the accommodation.

Further benefits include an emergency call system, a residents' lounge with kitchen facilities offering tea and coffee, providing a pleasant meeting space for residents to socialise. There is also a laundry room (located next door to the apartment) with a range of washing machines and separate dryers, all raised for easy loading and unloading. A guest suite is available for when family or friends need accommodation, and there is a lift to all floors for easy access. An on-site development manager is also present.

### Outside

The complex is gated with security access, providing peace of mind, and there is resident parking available.

### 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

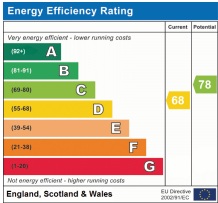
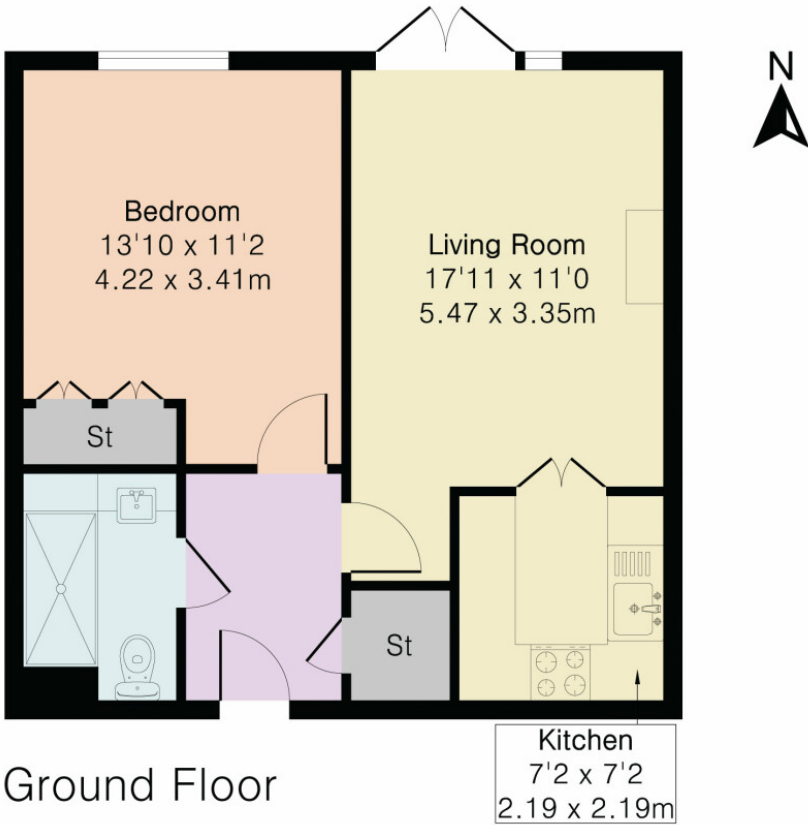
The property is leasehold with 125 years starting from February 2008. The current annual maintenance charges including ground rent are approx £4075 per annum. Electric heating, mains water and drainage. The council tax band is A. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you are likely to have service from the main service providers (EE, Three, Vodafone, O2) although Vodafone and O2 service may be limited inside the property.

### Local Authority

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



Approximate Gross Internal Area 498 sq ft - 46 sq m



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.