



Maple Tree Court
Old Market
Nailsworth
Stroud
Gloucestershire
GL6 0AF

Offers in Excess of £117,000

bettermove 

Old Market Stroud

Bettermove are proud to present this 1 bedroom flat in Nailsworth available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via the communal car park. The council tax band is A.

This is a leasehold property with 110 years remaining on the lease; the ground rent is £425 per annum and the service charge is approximately £3,969.46 per annum. You must be over 60 years old to reside here.

The interior of this well presented property comprises a spacious living room, fitted kitchen, double bedroom and bathroom. The exterior boasts a communal garden, perfect for enjoying the summer months.

Located in the popular town of Nailsworth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M5, Cam & Dursley Train Station and many local buses.

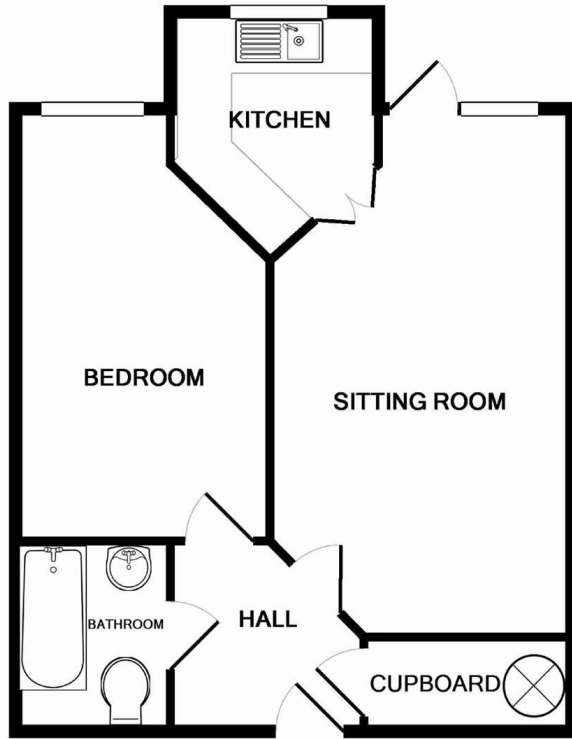
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





9 MAPLE TREE COURT, OLD MARKET, NAILSWORTH, GL6 0AF.
 TOTAL APPROX. FLOOR AREA 481 SQ.FT. (44.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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