



22 Maple Tree Court, Old Market, Nailsworth, Gloucestershire, GL6 0AF
£155,000

PETER JOY
Sales & Lettings



22 Maple Tree Court, Old Market, Nailsworth, GL6 0AF

A beautifully presented two bedroom second floor retirement flat located within the popular Maple Tree complex in the centre of Nailsworth town centre

COMMUNAL GATED ACCESS, ENTRANCE HALL, SITTING ROOM/DINING ROOM, KITCHEN WITH BUILT-IN APPLIANCES, TWO BEDROOMS, BATHROOM AND 24 HOUR EMERGENCY CALL SYSTEM



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

An immaculately presented second floor apartment located at the rear of the complex and enjoying a west facing aspect. The internal accommodation is light and airy and comprises of entrance hall with a good storage cupboard, a sitting room/dining room with Juliette balcony, a well equipped kitchen with built in appliances, principal bedroom with mirrored double wardrobes and a second single bedroom/study. There is also a spacious bathroom.

Further benefits include an emergency call system, a resident's lounge with kitchen area offering tea and coffee facilities providing residents a meeting place where they can socialise. A laundry room with a range of washing machines and separate dryers which are raised for loading and unloading, a guest suite which is very handy if residents need to accommodate friends or family. There are lifts to all floors for easy access, a 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 £5545.96 per annum and the ground rent is £495 per annum. Electric heating, mains water and drainage. The council tax band is B. 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 all main service providers (EE, Three, Vodafone O2) although Vodafone and O2 service may be limited inside the property. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

Local Authority

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



22 Maple Tree Court, GL6 0AF

Approximate Gross Internal Area = 58.4 sq m / 629 sq ft

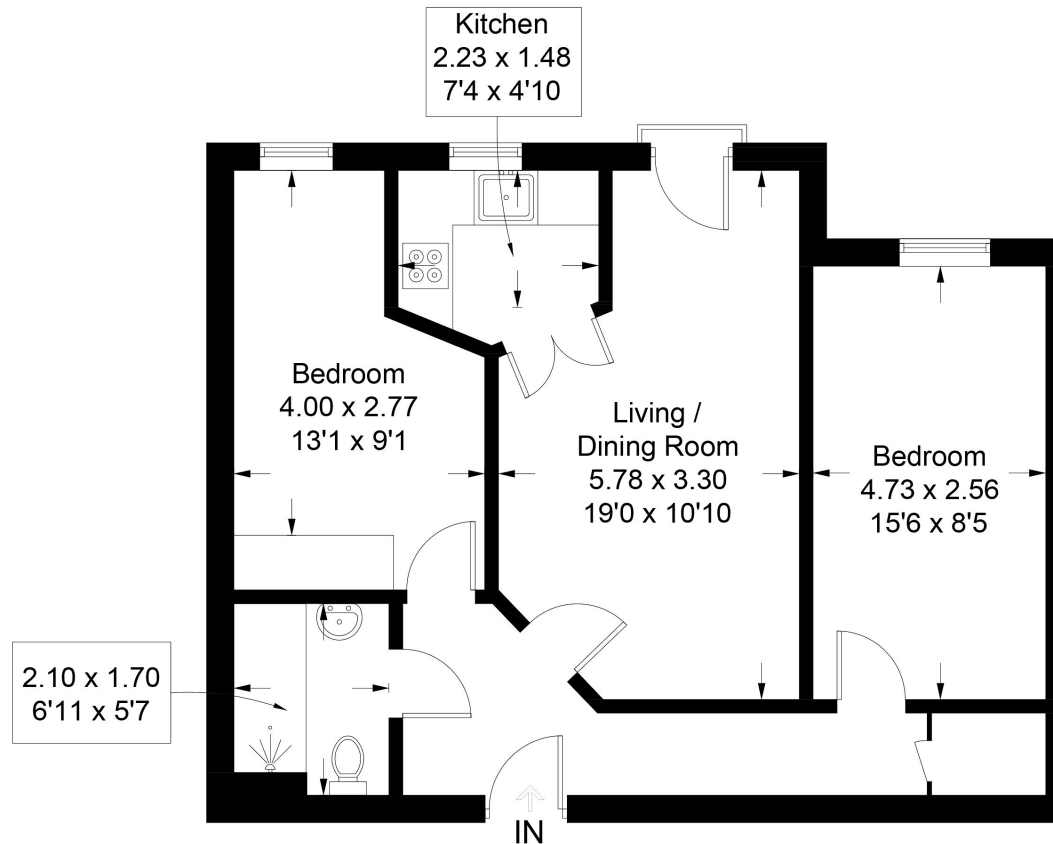


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1253721)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(90-100) A		
(81-90) B		
(69-81) C	78	83
(55-69) D		
(39-55) E		
(21-39) F		
(1-21) G		
Not 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.