



23 Millbrook Walk, Inchbrook, Gloucestershire, GL5 5HE
£435,000

PETER JOY
Sales & Lettings



23 Millbrook Walk, Inchbrook, Gloucestershire, GL5 5HE

One of the larger houses in a good location in this award winning community owned retirement village with a 22' sitting/dining room, three bedrooms, bath and shower rooms and both a private paved area and use of the communal facilities and grounds of the development.

ENTRANCE HALL, 22' SITTING ROOM WITH GLAZED DOORS TO A PRIVATE PAVED AREA, KITCHEN, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, TWO FURTHER BEDROOMS, BATHROOM, RESIDENTS PARKING AND USE OF THE COMMUNAL FACILITIES AND GROUNDS OF THE VILLAGE



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

A well appointed modern three bedroom property situated within the Gold Medal Award Winning Woodchester Valley Village. This beautifully kept retirement village complex is owned and managed by the residents, and has a real sense of community. The site itself is just over a mile from the popular town of Nailsworth, and 23 Millbrook Walk is in a central position within the development, and so perfectly placed for the amenities and support that the village offers.

The property is one of the larger houses on the site, with accommodation arranged over two floors. A generous entrance hall, spacious 22' sitting/dining room with glazed double doors that lead out to a small private paved area and kitchen/breakfast room are on the ground floor. A staircase leads up from the hall to the landing, with a principal bedroom with en suite shower room, two further bedrooms and a bathroom on this level. Modern build methods, gas central heating and double glazing help keep energy costs down in this comfortable, easy to live in home. Available with no onward chain.

Outside

The property benefits from a small paved space of its own, and this sunny spot is accessed from glazed doors in the sitting room. There is an attractive courtyard at the front of the property, and this is one of several communal areas, including other beautifully planted and kept courtyards, one with a fountain feature, a wilder, sloping area of land above the development and a millpond.

Location

In 2019, Woodchester Valley Village was awarded a South West Region Gold Medal Award from the EAC (Elderly Accommodation Council) in the Housing for Older People category. Further information is available at woodchestervalleyretirementvillage.co.uk. Woodchester Valley Village is mutually owned by, and run solely for the residents. The Directors of the Estate Management Company are elected from among the residents and their families, by the leaseholders. The village offers the benefit of onsite facilities including a restaurant, library and lounge plus managed gardens, on call staff and weekly cleaning. The town of Nailsworth is close by and has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large and comprehensive selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants.

Directions

From our Nailsworth office take the A46 towards Stroud, pass the petrol station and Dunkirk Mills on your right hand. Where the road bends sharply to the right the entrance to Woodchester Valley Village is on the left hand side. Follow the road into the village, and then follow round, past the reception entrance on the right, and past the bend in the road. The turning for the property can be found on the left, some way along.

Tenure

Leasehold, with the balance of 999 years starting from 22nd October 2013. The combined maintenance charge and ground rent are £8794.32 per annum. This figure includes the cost of Estate Managers and use of all onsite facilities, the alarm service (24 hour service care provider available), upkeep of the communal grounds, all external maintenance, building fabric insurance, window and gutter cleaning, scheme minibus for shopping trip, one hour of house keeping per week and one load (8.5 kilos) of laundry washing per week.

Services

Gas central heating, mains electricity, water and drainage.

Council Tax

Band - D

Local Authority

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

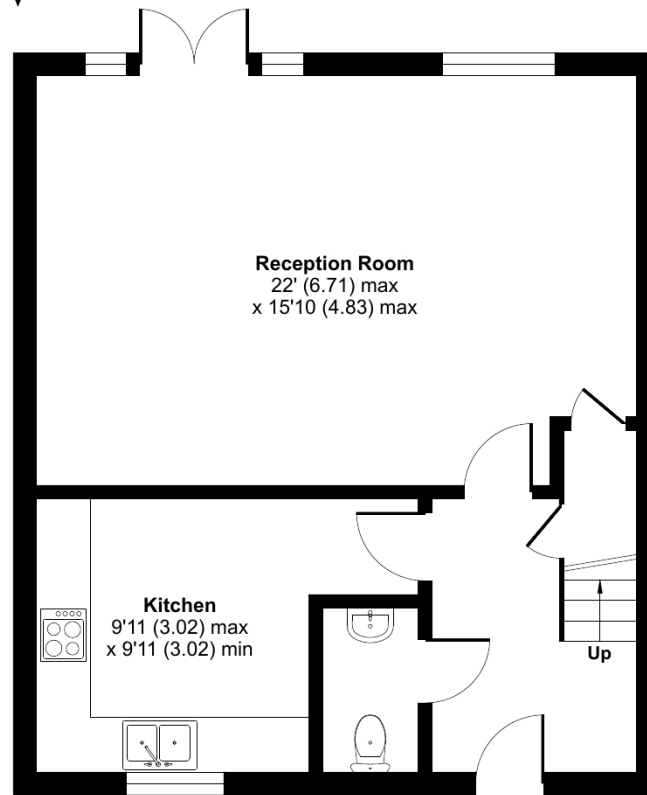




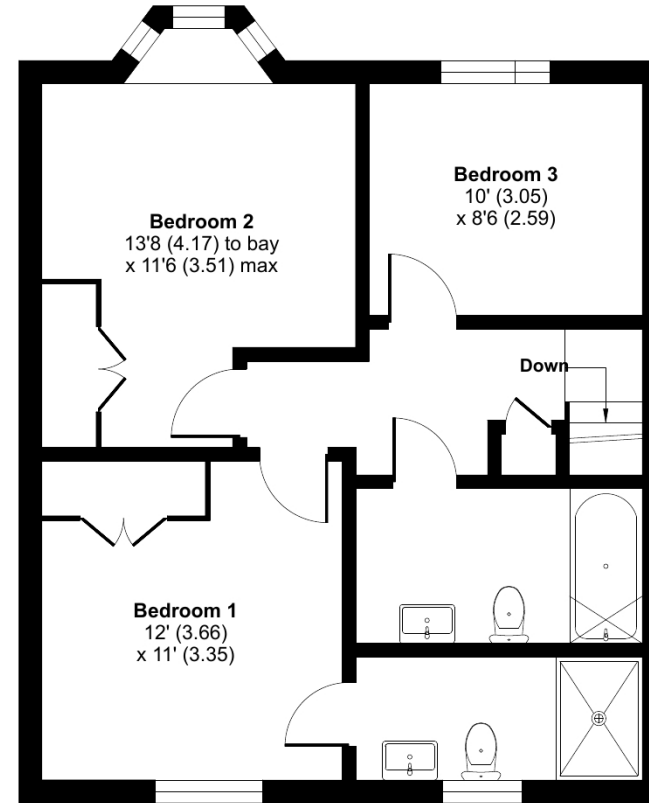
Millbrook Walk, Stroud, GL5

Approximate Area = 1130 sq ft / 105 sq m

For identification only - Not to scale



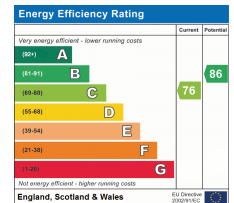
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1063408



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.