



15 Middlemoor Mill, Dunkirk Mills, Inchbrook, Stroud, GL5 5HH  
£220,000

**PETER JOY**  
Sales & Lettings





## 15 Middlemoor Mill, Dunkirk Mills, Inchbrook, Stroud, GL5 5HH

Offered CHAIN FREE - A well presented, and well laid out, first floor apartment situated within the prestigious and historic Grade II listed Dunkirk Mills development with delightful views over the watercourse at the rear

ENTRANCE HALL, 16' SITTING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM AND PARKING



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Email: [nailsworth@peterjoy.co.uk](mailto:nailsworth@peterjoy.co.uk)



### Description

Situated within the popular Dunkirk Mills development, this first floor apartment offers well laid out accommodation arranged over one level with the two double bedrooms overlooking the beautiful watercourse to the rear.

There is an entrance hall area with cupboard housing the hot water cylinder. The well-proportioned sitting room has two windows looking out to the front of the building and a storage cupboard housing providing plumbing for washing machine. The kitchen also looks out to the front of the property and is well laid out with built in fridge, oven and hob and plentiful storage. The two double bedrooms are at the rear of the property and have windows overlooking the stream. Both bedrooms have built in wardrobe cupboards. There is a well fitted modern bathroom comprising bath with shower over, wash hand basin and WC. The property benefits from secondary double glazing through-out and has the further benefit of an updated electric heating system.

### Outside

Living at Dunkirk Mills is not just a residence; it's an immersion into a life-style where elegance, history, and sophistication converge to create a truly unique living experience. Residents further benefit from the use of leisure facilities including swimming pool, a gymnasium, sauna, changing facilities, outdoor tennis court and use of the extensive grounds with a useful BBQ area, mill pond and wildlife sanctuary. There is also access to the cycle track/footpath which takes you to Nailsworth and Stroud. The apartment has allocated parking and ample visitors parking.

### Location

Nailsworth is home to many independent businesses, selling everything from artisan bread, meat and fish to stationery, fashion and handmade jewellery. Nestling at the bottom of steep wooded hills, Nailsworth is now an attractive and vibrant shopping destination, with a large selection of interesting speciality shops and cafes, including the famous Williams Food Hall and Hobbs House Bakery. It is a quirky and friendly town, with a good selection of restaurants, as well as three supermarkets, a regular farmers' market and a 'green' football club. Nailsworth is well positioned for both town and country. Climb the steep 'W' hill out of town and you find yourself on acres of stunning National Trust common land, home to a prestigious golf course. The town is also on the doorstep of beautiful Woodchester Park, with miles of woodland walks and secluded lakes. Yet just four miles away is Stroud, with more comprehensive shopping, educational and leisure facilities, connected by bus services. 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 office turn left and proceed straight over the mini roundabout in the direction of Stroud. Proceed for about one mile where Dunkirk Mills can be found on the right hand side. Take the second entrance into the complex where there is ample parking.

### Agents note

Under the terms of the lease this property can be let under an Assured Shorthold Tenancy but not as a holiday let.

All the furniture in the apartment is available to purchase should a buyer be interested.

### Tenure

The flat is leasehold with the balance of 199 years commencing 1988. The current annual maintenance charges are £4020 including ground rent and buildings insurance.

### Services

Electric heating, mains water and drainage.

### Council Tax

The council tax banding is B.

### Local Authority

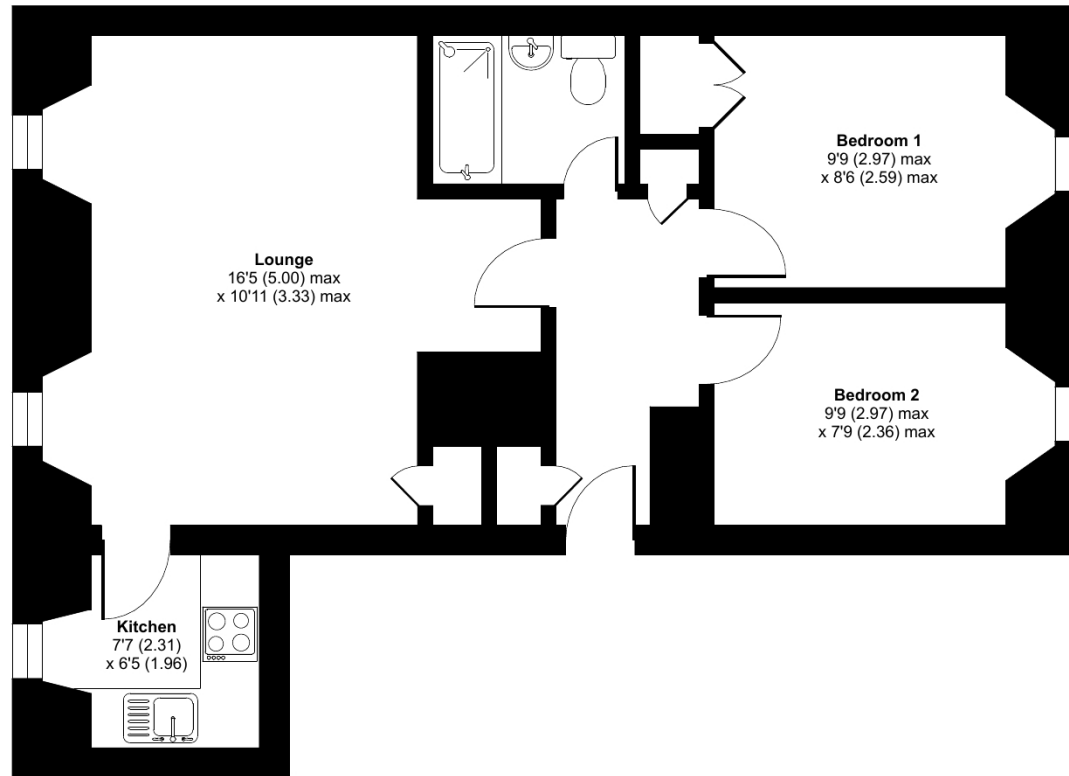
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



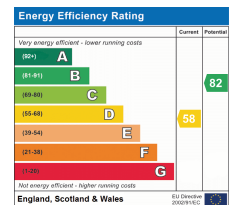
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Approximate Area = 577 sq ft / 53.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1079591



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.